



Building Inspection Department

Jason Dool
Chief Building Inspector

Lockport Municipal Building
One Locks Plaza
Lockport, NY 14094
Phone (716) 439-6754
Fax (716) 439-6605

September 26, 2024

Megan Brewer

REGULAR MEETING

Please be advised that there will be six (6) items on the agenda for the October 7, 2024 Planning Board meeting at 5:00 p.m.

1. Caleb Bell Sr. 181 Oakhurst Street. Request to erect a 76' x 48 storage building situated in an I-2 Zone.
2. Redline Resale Center, Inc. 397 West Avenue. Request to install a vinyl coated chain link fence with slats on the west side of the property from the southeast corner of the neighboring garage to West Avenue situated in a B-3 Zone.
3. Dale Association. 33 Ontario St & 20 Lock Street. Request to erect an ADA ramp and a new entrance on the north side of 20 Lock Street situated in a B-2 Zone.
4. BMBM, LLC. 55 Stevens Street. Request for a Special Use Permit to utilize the property for business offices for the Niagara County Health Department situated in an R-2 Zone.
5. BMBM, LLC. 55 Stevens Street. Request for site plan approval for a 5,000 s.f. addition situated in an R-2 Zone.
6. Nicholas Pasceri. 755 Market Street. Request for a Special Use Permit to utilize a portion of the building as retail space situated in an R-2 Zone.

***IF YOU CANNOT ATTEND THIS MEETING, PLEASE CONTACT MEGAN AT 439-6754 or mbrewer@lockportny.gov ***

APPLICATION: APPROVED _____ DISAPPROVED _____

**CITY OF LOCKPORT
PLANNING BOARD APPLICATION**

DESCRIPTION OF PROPOSED REQUEST:

NAME OF PROPERTY: 181 Oakhurst Street PHONE: 716-228-4199
NAME OF APPLICANT: Caleb E Bell sr PHONE: 716-228-4199
EMAIL ADDRESS: freedomobility36 at Outlook.com
ADDRESS OR LOCATION OF PROPOSAL: 181 Oakhurst street
SIZE OF PARCEL OR STRUCTURE: 48 x 96 x 16
EXISTING ZONING: _____

PLEASE CHECK WHICH OF THE FOLLOWING IS BEING APPLIED FOR:

Site Plan Review Special Use Permit Home Occupation _____
Alteration to existing building _____ Rezoning _____ Other _____

PROPOSED REQUEST

94 x 48 Building Storage
Camper's Boats Trailer

REQUIRED ENCLOSURES:

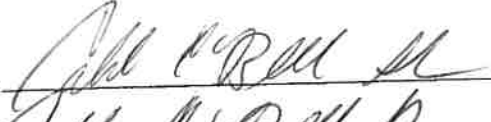
In order to provide the City Planning Board with adequate information on which to base its decision, this application will not be heard unless the following information is submitted ten (10) days prior to the meeting by no later than 1 p.m.

1. Adequate description of proposal.
2. Survey of property affected, together with a Plot Plan which shows the distance to nearest intersection, proposed physical layout of the property including any existing or proposed structures, traffic access patterns, parking arrangements, walls, fences or other buffers and signs.

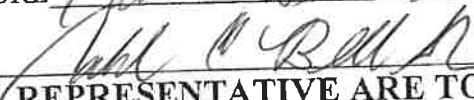
SEORA:

This proposal constitutes a: ()Type I, ()Type II, ()Unlisted action as per the provisions of the State Environmental Quality Review Act. A determination of environmental significance has been made: ()yes, ()no; a copy of this determination is attached ()yes, ()no.

PROPERTY OWNER'S SIGNATURE



APPLICANT'S SIGNATURE



PLEASE NOTE YOU OR A REPRESENTATIVE ARE TO BE PRESENT AT THE MEETING TO PRESENT YOUR PROJECT TO THE BOARD.

Fees:

- Site Plan review- \$25
- Special Use Permit- \$100 application, \$50 yearly renewal
- Home Occupation- \$100 application, \$50 yearly renewal
- Alteration to existing building- \$25
- Rezoning- \$100 or \$50 per half acre (whichever is greater)
- Subdivision request- \$200

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Freedom Mobility			
Project Location (describe, and attach a location map): 181 Oakhurst Street, Lockport, NY			
Brief Description of Proposed Action: 48' x 96' x 16' Post Frame Storage Building			
Name of Applicant or Sponsor: Freedom Mobility (Caleb Bell)		Telephone: 716-228-4199 E-Mail: bell.caleb@freedommobilityservice.com	
Address: 181 Oakhurst Street			
City/PO: Lockport		State: NY	Zip Code: 14094
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Planning Board approval and building permit from City of Lockport Planning Board and Building Department, respectively		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		2.3025 acres	
b. Total acreage to be physically disturbed?		0.027 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2.3025 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ On site private sanitary sewer disposal system _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	

APPLICATION: APPROVED _____ DISAPPROVED _____

**CITY OF LOCKPORT
PLANNING BOARD APPLICATION**

DESCRIPTION OF PROPOSED REQUEST:

NAME OF PROPERTY: Redline Resale Center Inc. PHONE: (716)433-8407

NAME OF APPLICANT: Aaron McMichael PHONE: (716)433-8407

ADDRESS OR LOCATION OF PROPOSAL: 397 West Ave

SIZE OF PARCEL OR STRUCTURE: 7,840 sq ft

EXISTING ZONING: B3

PROPOSED REQUEST Fence (Vinyl Coated chain link w
slats) on West side of property from SE corner of
403 West Ave Garage south to west Ave

REQUIRED ENCLOSURES:

In order to provide the City Planning Board with adequate information on which to base its decision, this application will not be heard unless the following information is submitted ten (10) days prior to the meeting by no later than 1 p.m.

1. Adequate description of proposal.
2. Survey of property affected, together with a Plot Plan which shows the distance to nearest intersection, proposed physical layout of the property including any existing or proposed structures, traffic access patterns, parking arrangements, walls, fences or other buffers and signs.

SEQRA:

This proposal constitutes a: () Type I, () Type II, () Unlisted action as per the provisions of the State Environmental Quality Review Act. A determination of environmental significance has been made: () yes, () no; a copy of this determination is attached () yes, () no.

PROPERTY OWNER'S SIGNATURE _____

APPLICANT'S SIGNATURE _____

**PLEASE NOTE YOU OR A REPRESENTATIVE ARE TO BE PRESENT
AT THE MEETING TO PRESENT YOUR PROJECT TO THE BOARD.**

RENEE (RENE)

(20' WIDE)

PLACE

55.42
MAP & MEAS.
COR. 2.1 W

89.08 R.

FENCE 2.8 W

FD. NAIL 0.07 S
& 0.15 E

PARKING
BLACKTOP

63.0 R.
63.59 M.

LANDS DEEDED TO
ANIBAL & MARIA V.
SANTOS L 1606 P 11311

76.99 R.
77.10 M.

FOUND IRON PIPE
0.06 S & 1.47 E

FENCE 1.0 N
73.89 R.

CHAIN-LINK
FENCE 1.4 E

FOUND IRON PIPE
0.34 N & 1.38 E

CHAIN-LINK
FENCE 1.1 E

198.75 REC. & MEAS.

*Needed setback
from pond*

Proposed Fence

BLOCK BUILDING

LIGHT POLE

SUBLOT 21
MAP COVER 277
MICROFILM MAP
BOOK 10 PAGE 996
PARCEL "B"

140' R. - 139.5 M.

W. LINE OF
SUBLOT 19
FENCE

26.5

CONCRETE
BLOCK BUILDING

PARCEL "A" PART OF SUBLOT 19

E. LINE SUBLOT 19

140.00 REC. & MEAS.

PARKING
BLACKTOP

FD. NAIL
0.20 E

55.0 MAP & MEAS.

110.00

55.0 R. & M.

FOUND NAIL
0.52 N &
0.11 E

SE CORNER
SUBLOT 19

WEST

(66' WIDE)
(OLD MAIN
STREET)

AVENUE

APPLICATION: APPROVED _____ DISAPPROVED _____

**CITY OF LOCKPORT
PLANNING BOARD APPLICATION**

DESCRIPTION OF PROPOSED REQUEST:

NAME OF PROPERTY: Dale Association PHONE: (716) 438-2414

NAME OF APPLICANT: Dale Association & Engineering Services PC
Apex Consulting Survey & Engineering Services PC PHONE: (716) 439-0188

ADDRESS OR LOCATION OF PROPOSAL: 20 Lock St & 330 Ontario Street (C) Lockport

SIZE OF PARCEL OR STRUCTURE: 1.85 ± Acres 109.54-2-34 & 109.54-2-3

EXISTING ZONING: B2 Business

PROPOSED REQUEST New ADA Ramp and Entrance
on North Side of Building

REQUIRED ENCLOSURES:

In order to provide the City Planning Board with adequate information on which to base its decision, this application will not be heard unless the following information is submitted ten (10) days prior to the meeting by no later than 1 p.m.

1. Adequate description of proposal.
2. Survey of property affected, together with a Plot Plan which shows the distance to nearest intersection, proposed physical layout of the property including any existing or proposed structures, traffic access patterns, parking arrangements, walls, fences or other buffers and signs.

SEQRA:

This proposal constitutes a: () Type I, Type II, () Unlisted action as per the provisions of the State Environmental Quality Review Act. A determination of environmental significance has been made: yes, () no; a copy of this determination is attached yes, () no.

PROPERTY OWNER'S SIGNATURE Maureen A. Wendt, President/CEO

APPLICANT'S SIGNATURE Timothy W. [Signature]

PLEASE NOTE YOU OR A REPRESENTATIVE ARE TO BE PRESENT AT THE MEETING TO PRESENT YOUR PROJECT TO THE BOARD.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: <i>Dale Association New ADA Ramp and Entrance</i>			
Project Location (describe, and attach a location map): <i>208 33 Ontario St. City of Lockport</i>			
Brief Description of Proposed Action: <i>New ADA Ramp and Entrance North Side of Building (Rear)</i>			
Name of Applicant or Sponsor: <i>Apex Consulting Survey & Engineering Services PC Consulting Engineer</i>		Telephone: <i>(916) 434-0188</i>	
Address: <i>102 East Ave</i>		E-Mail: <i>carl.rington@apexconsultingpc.net</i>	
City/PO: <i>Lockport</i>		State: <i>NY</i>	Zip Code: <i>14094</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: <i>City of Lockport Planning Board Approval and Building Permit</i>		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<i>1.85</i> acres	
b. Total acreage to be physically disturbed?		<i>.02</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>1.85</i> acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>N/A</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>N/A</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

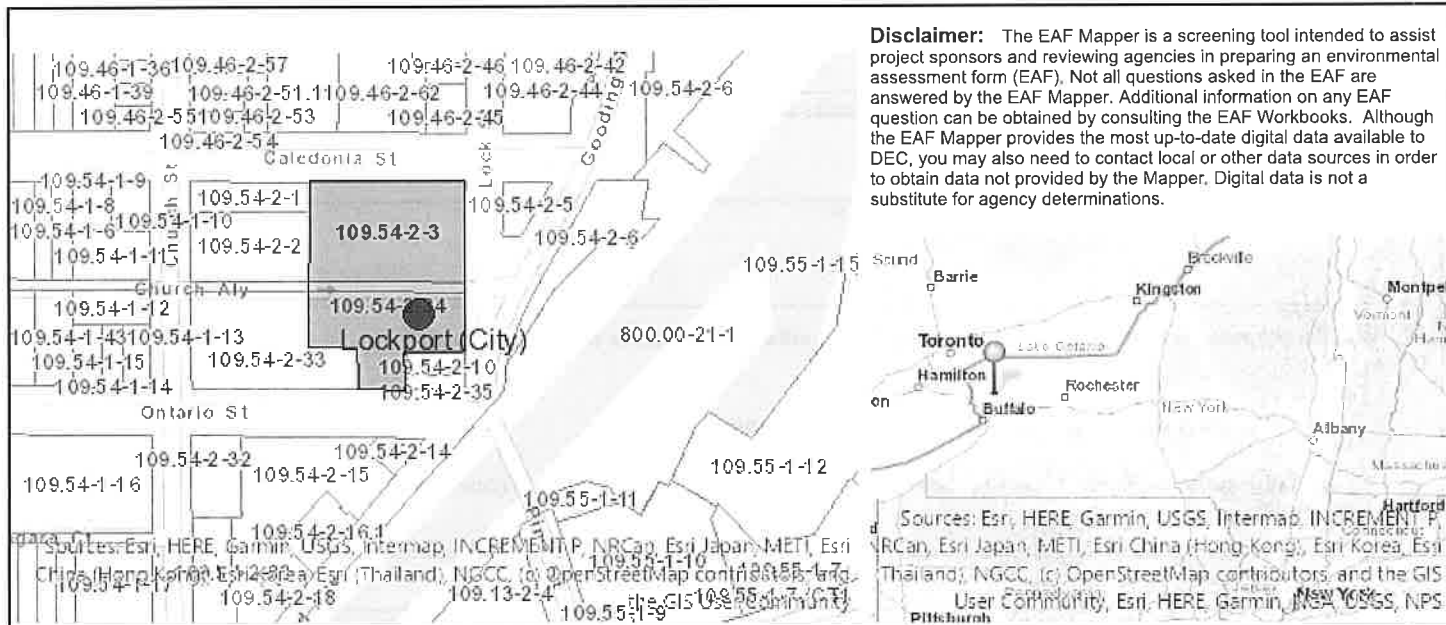
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
Peregrine Falcon	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:		

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>

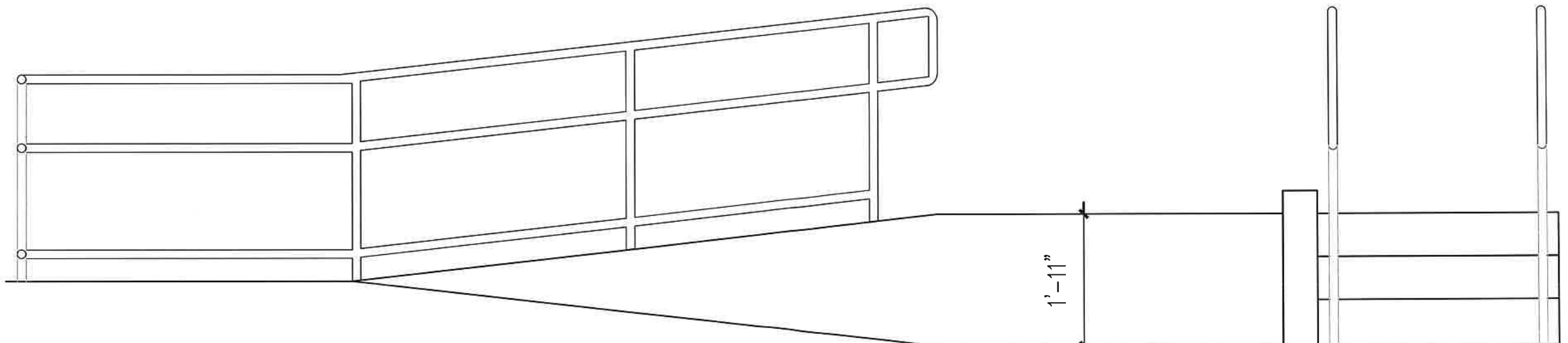
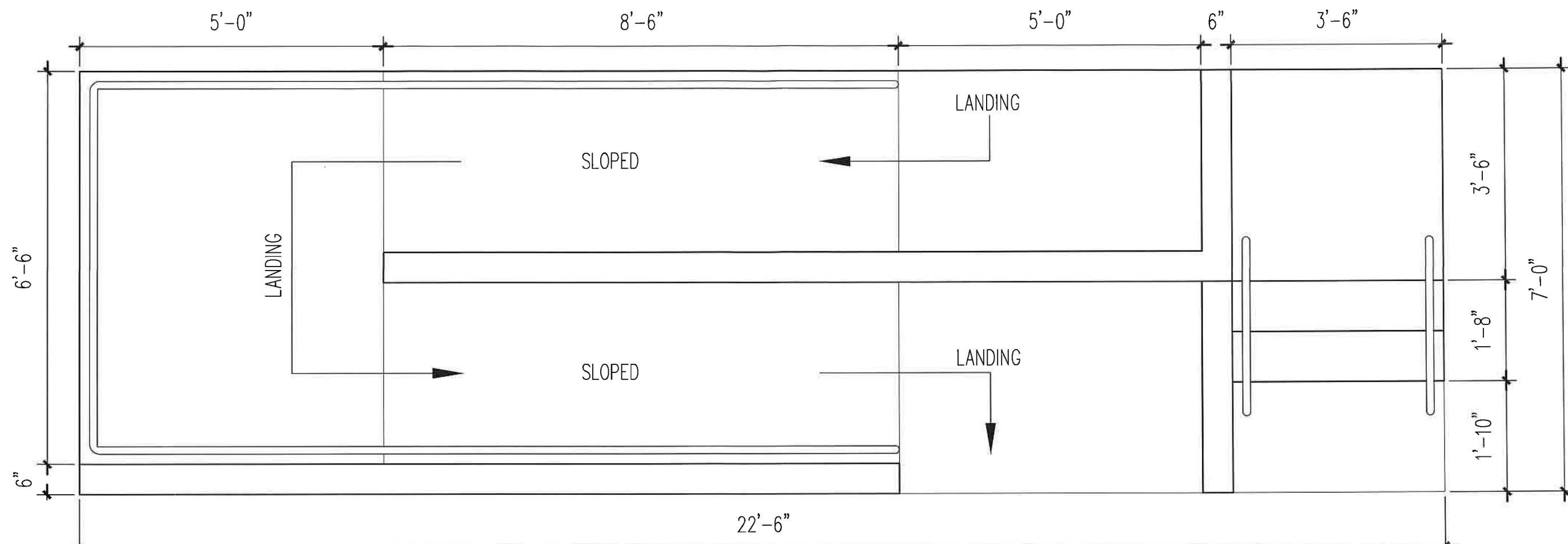
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>


20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE <i>Apex Consulting Survey & Engineering Services PC</i> Applicant/sponsor/name: <u>Timothy W. Arlington, PE</u> Date: <u>9/24/2024</u> Signature: <u>Timothy W. Arlington, PE</u> Title: <u>President</u> <u>Consulting Engineer</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Peregrine Falcon
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes




APEX CONSULTING
 SURVEY & ENGINEERING SERVICES, P.C.
 197 EAST AVENUE, LOCKPORT, NEW YORK 14094
 Phone (716) 439-0188 FAX (716) 439-0189

DALE ASSOCIATION, LOCKPORT NY
 PROPOSED NEW ADA RAMP

DATE: 09/24/2024
 SCALE: N.T.S.
 DRAWN BY:

SK-3
 DRAWING NUMBER:



September 24, 2024

City of Lockport
Planning Board
1 Locks Plaza
Lockport, NY 14094

TO WHOM IT MAY CONCERN:

This letter is to give permission for Timothy Arlington of APEX Consulting to appear on behalf of The Dale Association related to our project application for a new ADA ramp and entrance for The Dale Association's program facility at 33 Ontario Street.

If you have any questions, please feel free to contact me at (716)438-2414 extension 203.

Sincerely,

Maureen A. Wendt

Maureen A. Wendt
President/CEO

APPLICATION: APPROVED _____ DISAPPROVED _____

**CITY OF LOCKPORT
PLANNING BOARD APPLICATION**

DESCRIPTION OF PROPOSED REQUEST:

NAME OF PROPERTY: Proposed NCHD OFFICE Building PHONE: (716) 807-9628

NAME OF APPLICANT: BMBM LLC PHONE: (716) 417-8585
& OWNER

ADDRESS OR LOCATION OF PROPOSAL: 55 Stevens Street

SIZE OF PARCEL OR STRUCTURE: 1.75 ac. 5000 SF Addition

EXISTING ZONING: RZ with Conditional Use Permit

PROPOSED REQUEST New Business Office for N.C.H.D.

with 5000 SF Addition Site Plan Review
and Special Use Permit

REQUIRED ENCLOSURES:

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1. Adequate description of proposal.
2. Survey of property affected, together with a Plot Plan which shows the distance to nearest intersection, proposed physical layout of the property including any existing or proposed structures, traffic access patterns, parking arrangements, walls, fences or other buffers and signs.

SEORA:

This proposal constitutes a: () Type I, () Type II, () Unlisted action as per the provisions of the State Environmental Quality Review Act. A determination of environmental significance has been made: () yes, () no; a copy of this determination is attached () yes, () no.

PROPERTY OWNER'S SIGNATURE [Signature]

APPLICANT'S SIGNATURE [Signature]

**PLEASE NOTE YOU OR A REPRESENTATIVE ARE TO BE PRESENT
AT THE MEETING TO PRESENT YOUR PROJECT TO THE BOARD.**

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: <i>New N.C.H.D. office Project with 5000SF Addition</i>			
Project Location (describe, and attach a location map): <i>55 Stevens St. City of Lockport, NY</i>			
Brief Description of Proposed Action: <i>1. New 5000 SF Building Addition 2. Demolition of existing Drive thru Structure 3. Site Grading and related improvements to the site amenities.</i>			
Name of Applicant or Sponsor: <i>BMBM LLC</i>		Telephone: <i>(716) 807-9628 / (716) 417-8585</i>	
Address: <i>6427 Dysinger Rd. Suite B</i>		E-Mail: <i>km.coker@hrresolutionsllc.com gmulvey@mulveyconstruction.com</i>	
City/PO: <i>Lockport</i>		State: <i>NY</i>	Zip Code: <i>14094</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: <i>City of Lockport Planning Board Site Plan Approval and Special Use Permit City of Lockport Building Permit</i>			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<i>1.75</i> acres	
b. Total acreage to be physically disturbed?		<i>0.08</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>2.48</i> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? <i>with Conditional Use Permit</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan? <i>with Special Use Permit</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: <i>Several Properties on Ohio Street but not on this parcel</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <i>Existing to be retained</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <i>Existing to be retained</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <i>Site surface Drainage slopes to Windsor and Stevens Street Stop sewer System</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Apex Consulting Survey & Engineering Services PC		
Applicant/sponsor name: <u>Timothy W. Arlington, PE</u> Date: <u>9/23/2024</u>		
Signature: <u>Timothy W. Arlington, PE</u> Consulting Engineer		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

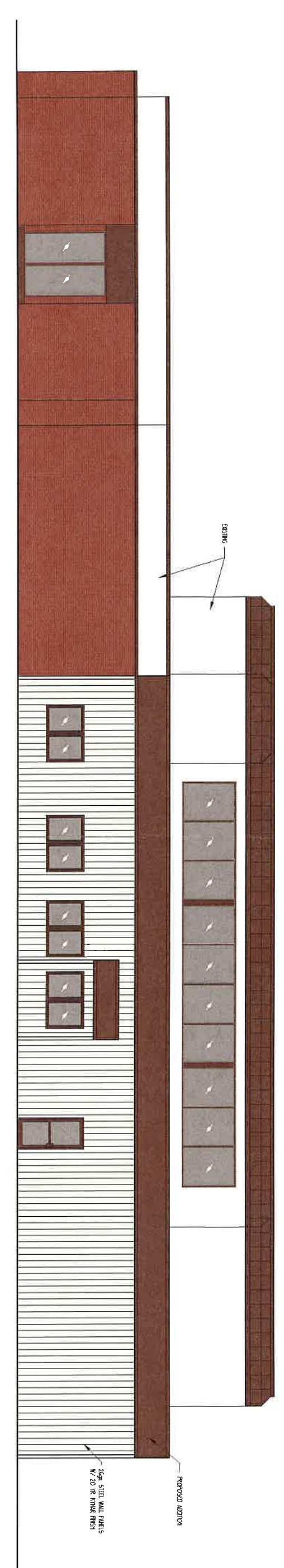
NORTH ELEVATION
SCALE: 3/16" = 1'-0"

3



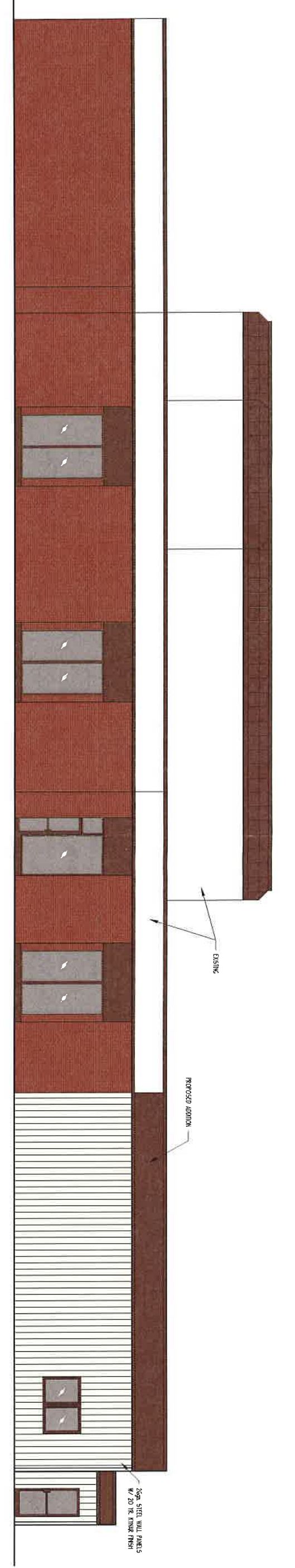
EAST ELEVATION
SCALE: 3/16" = 1'-0"

2



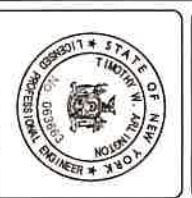
SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

1



ANY UNAUTHORIZED ALTERATION OR ADDITION OF THIS DRAWING / DOCUMENT IS A VIOLATION OF SECTION 7209 PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW

DATE: 05/17/24
SCALE: AS NOTED
PROJECT NO.: 24-038
DRAWN BY: SME
CHECKED BY: TWA



APEX CONSULTING
SURVEY & ENGINEERING SERVICES, P.C.
SURVEYING • ENGINEERING • LANDSCAPE ARCHITECTURE

102 EAST AVENUE, LOCKPORT, NEW YORK 14094
Phone: (716) 439-0188 FAX: (716) 439-0189

PROJECT TITLE: ENGINEERING DESIGN PLANS FOR ADDITION
55 STEVENS ST., LOCKPORT, NY 14094

CLIENT: EMBM, LLC
6427 DYSINGER ROAD
LOCKPORT, NY 14094

DRAWING TITLE: **BUILDING ELEVATIONS**

REVISIONS		
DATE	DESCRIPTION	BY
09/13/24	ISSUED FOR PERMIT	SME

SHEET
A5
OF

APPLICATION: APPROVED _____ DISAPPROVED _____

**CITY OF LOCKPORT
PLANNING BOARD APPLICATION**

DESCRIPTION OF PROPOSED REQUEST:

NAME OF PROPERTY: 755 Market St. (Front Garage) PHONE: (716) 417.0274

NAME OF APPLICANT: Nicholas Pasceri PHONE: (716) 417.0274

ADDRESS OR LOCATION OF PROPOSAL: 755 Market St.

SIZE OF PARCEL OR STRUCTURE: _____

EXISTING ZONING: R-2 - special use permit to utilize for retail

PROPOSED REQUEST ① Renovate existing garage space for small retail space

② Erect sign off corner of building

REQUIRED ENCLOSURES:

In order to provide the City Planning Board with adequate information on which to base its decision, this application will not be heard unless the following information is submitted ten (10) days prior to the meeting by no later than 1 p.m.

1. Adequate description of proposal.
2. Survey of property affected, together with a Plot Plan which shows the distance to nearest intersection, proposed physical layout of the property including any existing or proposed structures, traffic access patterns, parking arrangements, walls, fences or other buffers and signs.

SEQRA:

This proposal constitutes a: () Type I, () Type II, () Unlisted action as per the provisions of the State Environmental Quality Review Act. A determination of environmental significance has been made: () yes, () no; a copy of this determination is attached () yes, () no.

PROPERTY OWNER'S SIGNATURE Nicholas Pasceri

APPLICANT'S SIGNATURE Nicholas Pasceri

**PLEASE NOTE YOU OR A REPRESENTATIVE ARE TO BE PRESENT
AT THE MEETING TO PRESENT YOUR PROJECT TO THE BOARD.**

755 Market Street: Project Narrative

History of the Building:

In 1966, 755 Market Street started as a Boat Repair Shop (which is now the front garage space). In 1993, the garage was sold to Thomas Hildreth where he had a variance to operate his electrical business and house his fleet of service vans. Nicholas Pasceri (current owner) bought the property in 1999 and was given a variance to build two apartments above the garage while maintaining a commercial use variance to use the front garage space for his Fleetwash power washing business. He also added a three-car garage under the one of the apartments for tenant parking.

Fleetwash is no longer in business, so the commercial use variance is no longer needed. In 2010, a request was made to install a third apartment into the front garage space and the request was denied by the Zoning Board. After a decade of using the front garage space as personal storage with no income coming in (yet paying taxes, utilities and landscaping maintenance fees), Nicholas Pasceri asked to renovate and utilize the front garage space into small retail space to house an apparel store. The Zoning Board denied the request with no reason given although all criteria had been met to grant the variance.

Scope of Project:

The owner (Nicholas Pasceri) would like to convert the front garage space into a small retail area for a local apparel company (Willow & Layne). The retail space would allow local customers to pick-up merchandise from the online store while allowing the business to have inventory for a grab-and-go style retail. They plan to have 2 employees, hours of operation being flexible but thinking around 10am-7pm, Monday – Friday and Saturdays, 10am – 2pm.

The company (Willow & Layne) would also like to add a sign off the front corner of the building. The sign will not be illuminated. The sign would be 40”x 26” in dimension, visible from the road but attached to the property.

There is enough parking to accommodate the tenants of the apartments, as well as the shop employees and customers.

Neighborhood Characteristics:

755 Market Street sits across the street from Nelson C. Goehle Widewaters Marina and 2 parcels down from Widewaters restaurant. There are no neighbors across the street and the land on either side of the building is used as property frontage for the homes that are above 755 Market Street on “Villevilla Hill”. There are many events that are held at the pavilion across the street at Widewaters Marina that attract a lot more visitors and traffic than this retail space would provide. In addition, the City has sponsored a tourist attraction, the “Rivi-Erie” at the Marina that is meant to draw in tourists and traffic. Events at Widewaters restaurant such as concert series, car shows and flea markets which advertise on multiple platforms have a much greater impact on the traffic than the few expected cars to be at the retail shop daily.