

**CITY OF LOCKPORT**  
**COMMON COUNCIL PROCEEDINGS**

Lockport Municipal Building

Regular Meeting  
Official Record

September 11th, 2024  
6:00 P.M.

Common Council President Kathryn Fogle called the meeting to order.

**ROLL CALL**

The following Common Council members answered the roll call:

Aldermen Craig, Devine, Fogle, Kirchberger, Lupo, Mullane

**INVOCATION**

**ANNOUNCEMENTS**

**RECESS**

Recess for public input.

**091124.1**

**APPROVAL OF MINUTES**

On motion of Alderman Craig, seconded by Alderman \_\_\_\_\_, the minutes of the Regular Meeting of August 28th 2024 are hereby approved as printed in the Journal of Proceedings. Ayes \_\_\_\_\_. Carried.

**FROM THE MAYOR**

**Appointments:**

Carol M. Edwards, 320 Church Street, Lockport, has been appointed as Deputy City Clerk for the City of Lockport as of 9/3/2024. Said appointment is provisional and subject to the City of Lockport Municipal Civil Services Rules and Regulations.

**FROM THE CITY CLERK**

The Clerk submitted bills for services and expenses, payrolls, and reported that the Department Heads submitted reports of labor performed in their departments. Reviewed by the Finance Committee.

**Communications** (which have been referred to the appropriate City officials)

8/29/2024 Steven Pawlak, Niagara Orleans District Order of the Eastern Star, requesting permission to use the city parking lot next to the Masonic building for a chicken barbeque fundraiser on Wednesday October 2<sup>nd</sup>, 2024.

9/5/2023 Emily Stoddard, City Clerk – Notification that the Lockport Municipal Offices will be closed on Monday October 14<sup>th</sup>, 2024 in honor of Columbus Day/Indigenous Peoples Day.

**Notice of Complaint:**

8/28/2024 Lauren Putnam, 127 Vine Street – tree.

Referred to the Director of Highways, Parks and Water Distribution.

**MOTIONS & RESOLUTIONS**

**091124.2**

By Alderman:

**Resolved**, that the Mayor and City Clerk be authorized to issue orders in favor of the claimants for payrolls, bills and services to be paid on September 12<sup>th</sup>, 2024.

Seconded by Alderman \_\_\_\_\_ and adopted. Ayes \_\_\_\_\_.

**091124.3 Employee Anniversaries**

By Alderman:\_\_\_\_\_

**Resolved** that the Mayor and Common Council do hereby extend congratulations and appreciation to the following City employees for their years of dedicated service to the City of Lockport:

<u>Employee</u>	<u>Years of Service</u>	<u>Title</u>
Robert A. Haley	25	Assistant Fire Chief
Coulton N. LaRoach	5	Municipal Worker
Gregory W. Qualiana	5	Building Maintenance Mechanic

Seconded by Alderman \_\_\_\_\_ and adopted. Ayes \_\_\_\_\_.

**091124.4 Eastern Star Barbecue**

By Alderman:\_\_\_\_\_

**Resolved** that pursuant to their request, permission is hereby granted to the Niagara Orleans District Order of the Eastern Star to conduct a Chicken BBQ fundraiser in the City parking lot next to the Masonic Hall on Wednesday, October 2<sup>nd</sup>, 2024 from 4 p.m. to 6 p.m., and be it further

**Resolved** that permission is hereby granted to barricade the first row of parking spaces east of the Masonic Hall in the City owned lot for said event, and be it further

**Resolved** that the Director of Streets and Parks be and the same is hereby authorized and directed to arrange for delivery of barricades to said area prior to said event.

Seconded by Alderman \_\_\_\_\_ and adopted. Ayes \_\_\_\_\_.

**091124.5 Big Ditch Brewing dumpster and signage**

By Alderman: \_\_\_\_\_

**Whereas** Iskalo Development Corporation on behalf of Iskalo 1 East Avenue LLC, owner of the Historic Post Office, located at 1 East Avenue, has invested millions of dollars to renovate this historic property in the city of Lockport,

**And whereas** Big Ditch Brewing Company is set to open a tap room and microbrewery in the Historic Post Office, located at 1 East Avenue,

**And whereas** the City of Lockport Planning Board, at its meeting on September 9th, 2024, conditionally approved an application submitted by Iskalo Development Corp. on behalf of Iskalo 1 East Avenue LLC seeking to erect a dumpster enclosure and a sign within the municipal parking lot located at 35 Chestnut Street, now therefore be it

**Resolved** that pursuant to their request, that Iskalo Development Corporation on behalf of Iskalo 1 East Avenue LLC, is hereby granted permission to install and maintain a dumpster enclosure in the southwest corner of the city owned parking lot located at 35 Chestnut Street (109.14-1-1.1); and erect a new sign over the arching stairway connecting the municipal parking lot located at 35 Chestnut Street to Bellah Alley and the property at 1 East Avenue under the following provisions:

-Filing a certificate of insurance with the City Clerk naming the City of Lockport as additional insured, leaving the City free and clear of all liability in connection therewith,

-A fence must be installed and maintained to conceal the dumpster,

-Iskalo Development Corporation on behalf of Iskalo 1 East Avenue LLC will maintain all responsibility for unauthorized dumping in the area of the dumpster,

-Per 190-124 E. of the City of Lockport Zoning Code - Signs advertising or identifying a business which is no longer operating: Any sign accessory or incidental to a business shall be removed (or de-identified) within 30 days after the business ceases to operate.

Seconded by Alderman \_\_\_\_\_ and adopted. Ayes \_\_\_\_\_.

**091124.6 SEQR Negative Declaration for the proposed Aaron Mossell Playground at 50 Elmwood**

By Alderman: \_\_\_\_\_

**Whereas** the City of Lockport (City) was awarded a grant in 2017 through NYS Office of Parks, Recreation and Historic Preservation's Park Development Program to be used for the development of a space for recreation and a playground at 50 Elmwood (109.64-1-17); and

**Whereas** the City intends to name the playground to commemorate historic Lockport citizen Aaron Mossell; and

**Whereas** per Title 6 NYCRR Part 617, commonly known as State Environmental Quality Review Act, or "SEQRA," requires the City to determine the level of environmental review required for the proposed project; and

**Whereas** the City has completed Parts 1, 2, and 3 of the New York State Environmental Assessment Form (EAF);

**Now therefore, be it resolved** that the City does hereby determine that the Project is an Unlisted Action as defined under SEQRA, and that based upon review of the EAF it has been determined that the project will not result in any significant adverse environmental impacts.

Seconded by Alderman \_\_\_\_\_ and adopted. Ayes \_\_\_\_\_.

#### **091124.7 Lockport Heritage Harbor Project**

By Alderman Lupo:

**Whereas** the Lockport Heritage Harbor Project has been identified as a project that would be transformative for the city of Lockport, providing boater access to the Downtown Lockport Business District and bringing a much needed market segment to the Central Business District; and

**Whereas** the Lockport Harbor Project was ranked as the number one project by members of the community and key stakeholders as part of the City of Lockport's Downtown Revitalization Initiative's public engagement process in 2019, which informed what projects would be recommended by the city for DRI funding in the DRI Strategic Investment Plan; and

**Whereas** the proposed site for the project is the site of the former West Genesee Street Terminal, which is owned by the NYS Canal Corporation, and is an ideal site for the Marina, given its proximity to the intersection of NY Routes 31 and 78, the Empire State Trail and Lockport's Central Business District; and

**Whereas** the city was notified that this project would be funded in part through the Reimagine the Canals Initiative Program through the New York State Power Authority (NYPA); and

**Whereas** the city has recently been informed that NYPA is pausing its planning for the Lockport Heritage Harbor Project;

**Now therefore let it be resolved**, that the Council of the City of Lockport hereby urges the New York Power Authority to resume the engineering and design phase for the Lockport Heritage Harbor Project.

Seconded by Alderman \_\_\_\_\_ and adopted. Ayes \_\_\_\_\_.

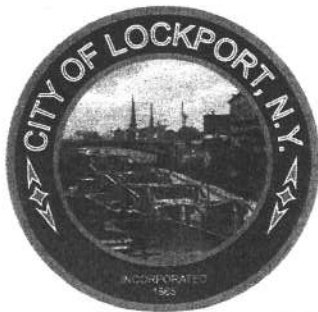
**091124.8**

**ADJOURNMENT**

At \_\_\_\_\_ P.M. Alderman Craig moved the Common Council be adjourned until 6:00 P.M., Wednesday September 25<sup>th</sup> 2024.

Seconded by Alderman \_\_\_\_\_ and adopted. Ayes \_\_\_\_\_.

Emily Stoddard  
City Clerk



LOCKPORT MUNICIPAL BUILDING  
ONE LOCKS PLAZA  
LOCKPORT, NEW YORK 14094  
PHONE (716) 439-6665  
FAX (716) 439-6668

---

JOHN LOMBARDI, III  
MAYOR

September 3, 2024

To: Common Council

Under and by virtue of the authority conferred on me by the Charter of the City of Lockport, New York, I, John Lombardi, Mayor of said City, do hereby appoint Carol M Edwards, 320 Church Street, Lockport, New York 14094 to Deputy City Clerk.

Said appointment is provisional and subject to the City of Lockport Municipal Civil Services Rules and Regulations.

Witness by hand and the Seal of the City of Lockport this 3<sup>rd</sup> day of September 2024.

John Lombardi III  
Mayor

Cc: C. Edwards  
E. Stoddard  
Civil Service  
Clerks ✓

## City Clerk

---

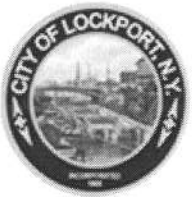
**From:** Kristin Schubring <kschubring@lockportny.gov>  
**Sent:** Tuesday, September 10, 2024 2:41 PM  
**To:** deputyclerk@lockportny.gov  
**Cc:** cityclerk@lockportny.gov  
**Subject:** AP Fund Totals 9/11/24

Hi,

Invoices to be approved at the meeting on 9/11/24 are as follows:

Fund A General - \$113,771.14  
Fund CD Community Development - \$331,683.97  
Fund CL Refuse & Recycling - \$103,051.82  
Fund FX Water - \$12,142.72  
Fund G Sewer - \$11,770.29  
Fund H Capital Projects - \$7,610.24  
Fund MS Health Insurance - \$4,800.00  
**Total - \$584,830.18**

Please let me know if you have any questions!



Kristin Bernardi Schubring  
Principal Account Clerk  
Finance Department  
City of Lockport, NY  
716.439.6620

I HEREBY CERTIFY that the persons named in this payroll are employed solely in and have actually performed the duties of positions and employments indicated for the period ending

8/15/24, PAID on date 8/22/24  
is approved at dollars \$596,995.39

Civil Service Mary Pat Gilbert

# Pay Day Register

Pay Date Range 08/02/24 - 08/15/24

Pay Batch 08/22/24

Pay Batch 08/22/24 Total

Employees in Pay Batch 254

Female Employees in Pay Batch 66

Hours Description	Hours	Gross	Withholdings and Deductions	Gross Base	Benefits	Gross Base
207A Disability - 207A Disability	160.0000	1,790.00	Gross	596,995.39	Health Ins 298 Class 2 Family	27,410.30 .00
ALWP - Administrative Leave with	70.0000	1,733.00	Imputed Income		Health Ins 298 Class 2 Single	10,720.96 .00
BERV - Bereavement	32.0000	1,040.48	Federal	67,058.54	Health Ins 298 Class 3 Family	83,917.98 .00
CMPE 1.0 - Comp Earned @ 1.0	296.3750	.00	FICA	36,045.82	Health Ins 298 Class 3 Single	8,247.48 .00
CMPE 1.5 - Comp Earned @ 1.5	2.0000	.00	Medicare	8,430.07	Health Ins 298 Class 4 Family	6,483.45 .00
CMPU - Comp Time Used	373.0000	12,608.30	New York State	27,927.70	Health Ins 298 Class 4 Single	1,976.52 .00
EDAY - Extra Day	312.0000	10,683.54	457 % Deduction	6,730.47	Total	\$138,756.69
FHDU - Floating Holiday Used	260.0000	8,378.51	457 Flat Dollar Deduction	10,720.00	Employer Taxes	Gross Base
FLSA - FLSA	.0000	1,308.86	AFLAC POSTTAX	304.43	FICA	36,045.82 581,386.16
FMLN - FMLA Leave without Pay	32.0000	.00	AFLAC PRETAX	417.10	Medicare	8,430.07 581,386.16
FMLS - FMLA Sick Used	113.5000	2,885.04	ALLSTATE POSTTAX	693.58	Total	\$44,475.89
LONG - Longevity Payment	.0000	550.00	ALLSTATE PRETAX	569.96	Workers' Comp	Gross Base
OOT - Out of Title	1,227.2500	44,696.73	Child Support	339.00	Workers Compensation - General	25,720.32 457,461.65
OOT OT 1.5 - Out of Title OT at	67.0000	2,743.22	COLONIAL LIFE POSTTAX	55.40	Workers Compensation - Sewer	2,420.75 42,131.83
OT 1.0 - Overtime at Straight 1.0	56.2500	1,840.28	Firefighter Life Ins	61.92	Workers Compensation - Water	2,207.52 47,616.59
OT 1.5 - Overtime @ 1.5	1,008.5000	46,469.31	FSA PRETAX	671.90	Workers Compensation 50%	693.44 10,569.89
OT 1.5 SHIFT 10% - OT @ 1.5	16.0000	726.14	Health Ins 298 Class 2 Family	2,045.92	Total	\$31,042.03
PRS PT - Personal Leave Part	(3.5000)	(80.08)	Health Ins 298 Class 2 Single	1,148.63	Direct Deposits	Amount
PRSU - Personal Used	156.0000	5,793.16	Health Ins 298 Class 3 Family	2,151.81	Amherst Federal Credit Union	494.48
REG - Regular	10,824.8300	324,420.13	Health Ins 298 Class 3 Single	709.08	Armed Forces Bank	1,694.04
REG PT - Regular Part Time	173.0000	7,701.42	Health Ins 298 Class 4 Family	720.39	Bancorp Bank	1,273.25
REG SHIFT 10% - Regular Shift	172.0000	4,995.15	Health Ins 298 Class 4 Single	219.60	Bank of Akron	2,708.41
REG SHIFT 15% - Regular Shift	224.0000	6,814.35	NEW YORK LIFE	279.30	Bank of America	6,592.09
REGS - Regular Seasonal	1,996.2500	32,604.45	PRINCIPAL DENTAL	1,268.59	BANK OF AMERICA (2)	1,606.48
RET REF1 - Ret Refund Contrib &	.0000	2,347.63	PRINCIPAL VISION	236.67	BANK OF AMERICA (4)	1,340.03
RETRO - Retroactive Pay	.0000	196.50	RET ERS LOANS	2,088.00	BANK OF AMERICA (6)	1,244.32
RGS - Regular - Salary	70.0000	.00	RET ERS POST-TAX SCP	46.00	Bank on Buffalo	4,180.67
SAL - Salary	.0000	3,806.51	RET ERS PRE-TAX SCP	835.59	CASH APP	76.18
SAL PT - Salary Part Time	.0000	1,865.37	RET PF LOANS	60.00	Chase	498.87
SCK PT - Sick Leave Part Time	7.0000	160.16	RET PF PRE-TAX SCP	476.36	Chase Bank	1,963.85
SCKE - Sick Earned	.7500	.00	Retire ERS Tier 6 <= \$100,000	567.46	Chime	250.00
SCKU - Sick Used	478.5000	15,196.92	Retire ERS Tier 6 <= \$45,000	1,713.01	Citizens Bank	18,329.12
STIP - Stipend	.0000	3,692.31	Retire ERS Tier 6 <= \$45,000 OT	140.77	Cornerstone Comm FCU	124,237.87
VACU - Vacation Used	1,433.0000	50,028.00	Retire ERS Tier 6 <= \$55,000	1,338.64	Discover Bank	600.00
Total	19,557.7050	\$596,995.39	Retire ERS Tier 6 <= \$55,000 OT	58.43	Encompass Niagara FCU	180.00
			Retire ERS Tier 6 <= \$75,000	809.88	ESL FCU	1,615.56
			Retire PFRS <= \$55,000	1,954.21		
			Retire PFRS Tier 6 <= \$100,000	2,769.65		
			Retire PFRS Tier 6 <= \$75,000	1,816.53		



I HEREBY CERTIFY that the persons named in this payroll are employed solely in and have actually performed the duties of positions and employments indicated for the period ending 8/29/24, PAID on date 9/5/24, is approved at dollars, \$565,376.24

*Civil Service Mary Pat Felbert*

# Pay Day Register

Pay Date Range 08/16/24 - 08/29/24

Pay Batch 09/05/24

Pay Batch 09/05/24 Total  
 Employees in Pay Batch 246  
 Female Employees in Pay Batch 63

Hours Description	Hours	Gross	Withholdings and Deductions	Gross Base	Benefits	Gross Base
207A Disability - 207A Disability	160.0000	1,790.00	Gross	565,376.24	Health Ins 298 Class 2 Family	27,410.30
ALWP - Administrative Leave with	49.0000	1,213.10	Imputed Income		Health Ins 298 Class 2 Single	10,720.96
BERV - Bereavement	32.0000	668.44	Federal	63,886.02	Health Ins 298 Class 3 Family	83,917.98
CMPE 1.0 - Comp Earned @ 1.0	146.3750	.00	FICA	34,285.45	Health Ins 298 Class 3 Single	7,911.61
CMPE 1.5 - Comp Earned @ 1.5	6.0000	.00	Medicare	8,018.37	Health Ins 298 Class 4 Family	6,483.45
CMPU - Comp Time Used	482.5000	17,047.46	New York State	26,808.45	Health Ins 298 Class 4 Single	1,976.52
EDAY - Extra Day	296.0000	10,058.50	457 % Deduction	6,946.47	Total	\$138,420.82
FHDU - Floating Holiday Used	392.0000	12,882.24	457 Flat Dollar Deduction	10,500.00		
FLSA - FLSA	.0000	376.52	AFLAC POSTTAX	304.43	Employer Taxes	Gross Base
FMLN - FMLA Leave without Pay	16.0000	.00	AFLAC PRETAX	417.10	FICA	34,285.45
FMLS - FMLA Sick Used	72.0000	2,789.37	ALLSTATE POSTTAX	693.58	Medicare	8,018.37
LWOP - Leave Without Pay	8.0000	.00	ALLSTATE PRETAX	569.96	Total	\$42,303.82
OOT - Out of Title	1,192.0000	43,678.74	Child Support	339.00		
OOT OT 1.5 - Out of Title OT at	68.0000	2,798.72	COLONIAL LIFE POSTTAX	55.40	Workers' Comp	Gross Base
OT 1.0 - Overtime at Straight 1.0	40.5000	1,106.20	FSA PRETAX	558.94	Workers Compensation - General	25,342.08
OT 1.5 - Overtime @ 1.5	896.5000	41,947.88	Health Ins 298 Class 2 Family	2,045.92	Workers Compensation - Sewer	2,315.50
OT 1.5 SHIFT 10% - OT @ 1.5	56.0000	2,519.56	Health Ins 298 Class 2 Single	1,148.63	Workers Compensation - Water	2,312.64
OT 1.5 SHIFT 15% - OT @ 1.5	56.0000	2,383.64	Health Ins 298 Class 3 Family	2,151.81	Workers Compensation 50%	693.44
PRSU - Personal Used	62.5000	2,299.33	Health Ins 298 Class 3 Single	671.76	Total	\$30,663.66
REG - Regular	10,755.0000	321,004.51	Health Ins 298 Class 4 Family	720.39		
REG PT - Regular Part Time	181.7500	7,904.76	Health Ins 298 Class 4 Single	219.60	Direct Deposits	Amount
REG SHIFT 10% - Regular Shift	136.0000	3,879.77	NEW YORK LIFE	279.30	Amherst Federal Credit Union	261.05
REG SHIFT 15% - Regular Shift	192.0000	5,786.78	Pearl Insurance through CSEA	208.11	Armed Forces Bank	1,335.49
REGS - Regular Seasonal	640.2500	9,986.50	PRINCIPAL DENTAL	1,302.43	Bancorp Bank	1,214.87
RGS - Regular - Salary	70.0000	.00	PRINCIPAL VISION	242.35	Bank of Akron	2,539.67
SAL - Salary	.0000	3,806.51	RET ERS LOANS	2,088.00	Bank of America	6,045.97
SAL PT - Salary Part Time	.0000	1,865.37	RET ERS POST-TAX SCP	46.00	BANK OF AMERICA (2)	1,690.41
SCKD - Sick Bank Donated	8.0000	.00	RET ERS PRE-TAX SCP	70.37	BANK OF AMERICA (4)	1,320.68
SCKE - Sick Earned	8.0000	.00	RET PF LOANS	228.00	BANK OF AMERICA (6)	1,116.62
SCKR - Sick Bank Received	8.0000	158.12	RET PF PRE-TAX SCP	476.36	Bank on Buffalo	2,359.26
SCKU - Sick Used	398.5000	12,048.14	Retire ERS Tier 6 <= \$100,000	541.18	Chase	235.49
STIP - Stipend	.0000	192.31	Retire ERS Tier 6 <= \$45,000	1,547.41	Chase Bank	1,725.46
VACB - Vacation Buy Out -	80.0000	3,687.86	Retire ERS Tier 6 <= \$45,000 OT	215.18	Chime	250.00
VACE - Vacation Earned	88.0000	.00	Retire ERS Tier 6 <= \$55,000	1,325.55	Citizens Bank	15,511.90
VACU - Vacation Used	1,483.0000	51,495.91	Retire ERS Tier 6 <= \$55,000 OT	88.61	Cornerstone Comm FCU	113,540.96
Total	18,079.8750	\$565,376.24	Retire ERS Tier 6 <= \$75,000	716.62	Discover Bank	600.00
			Retire PFRS <= \$55,000	1,944.87	Encompass Niagara FCU	180.00
			Retire PFRS Tier 6 <= \$100,000	2,744.50	ESL FCU	1,128.57
			Retire PFRS Tier 6 <= \$75,000	1,820.22	Evans Bank	4,115.04

RECEIVED

AUG 29 2024



Order of

**The Eastern Star**

CITY CLERK OFFICE

State of New York

Mrs. Burniece S. Herendeen  
8000 Mill Rd.  
Gasport, N.Y. 14067  
Email: Bareknees@aol.com

Mr. Steven M. Pawlak  
20 Chandon Pl.  
Brockport, N.Y. 14420  
steven\_pawlak@yahoo.com

City of Lockport Common Council  
1 Lock Plaza  
Lockport, N.Y. 14094

Dear Council Members:

The Niagara Orleans District Order of the Eastern Star would like to hold a chicken barbeque fundraiser on Wednesday, October 2, 2024 in the city parking lot next to the Masonic Hall building.

We would like the first parking spaces facing Main Street, east of the building, blocked off, along with the first row of parking spaces on the East side of the building. We thought this would make for more efficient traffic flow.

Thank you in advance for your consideration of our request. If you have any questions regarding this matter, please contact me. My number is 585-391-3346.

Sincerely,

A handwritten signature in black ink that reads "Steven Pawlak". The signature is written in a cursive style.

Steven Pawlak  
Chairperson

RECEIVED

SEP 04 2024

CITY CLERK OFFICE

Lockport City Clerk  
1 Locks Plaza  
Lockport NY 14094

August 28, 2024

Madam Clerk,

This is a follow up to my letter of July 19, 2024 regarding the dangerous condition of the two trees in front of my house, 127 Vine St.

Another piece fell off yesterday. My fear is that as the trees continue to deteriorate, larger chunks will fall and damage my house, my neighbors house, their vehicles, or passersby. I've just had the damage repaired from the last time a heavy branch fell.

This matter needs to be attended to promptly.

Thank you,



Lauren J. Putnam

REC'D LOCKPORT CITY CT  
2024 SEP 3 PM 12:51

# Employee Anniversary <sup>3</sup> Report September

Employee	Primary Department	Date	Years
1089 Haley, Robert A <i>Assistant Fire Chief</i>	Fire Department	09/27/1999	25
1104 Lucinski, Kevin S	Police Department	09/11/2006	18
1051 Rubert, Nicholas D	Public Works	09/02/2008	16
1059 Cercone, Anthony J	Public Works	09/01/2017	7
1180 Ellis, Elizabeth R	Waste Water Department	09/11/2018	6
1306 LaRoach, Coulton N <i>Municipal Worker</i>	Building Maintenance	09/03/2019	5
1305 Qualiana, Gregory W <i>Building Maintenance Mechanic</i>	Building Maintenance	09/03/2019	5
1457 Maio, Max A	Police Department	09/07/2021	3
1458 Terrana, Nicole M	Police Department	09/13/2021	3
1506 Lanzo, Sarah K	City Clerk's Office	09/30/2022	2
1553 Budnack, Christine M	Police Department	09/05/2023	1
1554 Dayfert, Matthew D	Public Works	09/11/2023	1
1555 Smith, Clayton J	Police Department	09/15/2023	1
Total Employees 13			



Order of  
**The Eastern Star**

State of New York

Mrs. Burniece S. Herendeen  
8000 Mill Rd.  
Gasport, N.Y. 14067  
Email: Bareknees@aol.com

Mr. Steven M. Pawlak  
20 Chandon Pl.  
Brockport, N.Y. 14420  
steven\_pawlak@yahoo.com

City of Lockport Common Council  
1 Lock Plaza  
Lockport, N.Y. 14094

Dear Council Members:

The Niagara Orleans District Order of the Eastern Star would like to hold a chicken barbeque fundraiser on Wednesday, October 2, 2024 in the city parking lot next to the Masonic Hall building.

We would like the first parking spaces facing Main Street, east of the building, blocked off, along with the first row of parking spaces on the East side of the building. We thought this would make for more efficient traffic flow.

Thank you in advance for your consideration of our request. If you have any questions regarding this matter, please contact me. My number is 585-391-3346.

Sincerely,

Steven Pawlak  
Chairperson





July 30, 2024

Heather B. Peck  
 Director of Planning & Development  
 City of Lockport  
 Lockport, NY 14094

Re: 1 East Avenue; Historic Post Office Building  
 Proposed Exterior Sign and Dumpster Enclosure

Dear Heather:

This letter shall follow up our telephone conversation yesterday in which we refreshed a prior discussion regarding our desire to (a) install a decorative signa over-arching the municipal lot stairwell directly behind the Historic Post Office Building, and (b) installation of a trash enclosure in the corner of the municipal lot in support of the building.

Proposed Sign – Attached please find an 11” x 17” plan entitled “Exterior Signage” together with an 8” x 11” Location Diagram for the proposed municipal lot stairway sign. The detail for the proposed sign is outlined in red on the Exterior Signage plan. As is shown on the plan, the sign would have two sides. The side facing the municipal lot would state “Enter Here Big Ditch Brewing”. The opposite side facing 1 East Avenue would state “Enter Here Municipal Parking”. The sign panel would be internally illuminated. The sign is decorative in design and intended to be in keeping with the period of the Historic Post Office Building.

Proposed Dumpster Enclosure – Attached please also find an 11” x 17” plan entitled “Dumpster Enclosure & Details”. The location of the proposed enclosure would be in the southwest corner of the lot. The enclosure would be approximately 22’ x 11’ and has been situated so that it would be accessible from the existing drive aisle. Two existing parking spaces would be displaced.

We are seeking a long-term (if not permanent) arrangement for placement of the sign and the trash enclosure. Iskalo 1 East Avenue LLC, the owner of the 1 East Avenue property, would be responsible to maintain the sign and dumpster enclosure at its sole cost and expense.

We would be pleased to meet to informally with you and other City staff to discuss our request as well as to attend a City Council meeting.

I look forward to hearing from you.

Sincerely,

**ISKALO DEVELOPMENT CORP.**

A handwritten signature in black ink, appearing to read 'David Chiazza', written over the company name.

David Chiazza  
Executive Vice President

Enclosures

APPLICATION: APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_

**CITY OF LOCKPORT  
PLANNING BOARD APPLICATION**

DESCRIPTION OF PROPOSED REQUEST:

NAME OF PROPERTY: Historic Post Office Building PHONE: \_\_\_\_\_

NAME OF APPLICANT: Iskalo Development Corp. for Iskalo 1 PHONE: 716 633-2096  
East Avenue LLC

ADDRESS OR LOCATION OF PROPOSAL: 1 East Avenue, Lockport, NY

SIZE OF PARCEL OR STRUCTURE: .57 acres

EXISTING ZONING: B2 - Business

PROPOSED REQUEST Construct 4' extension to existing building dock to be repurposed for use as outdoor dining by Big Ditch Brewing as part of their brewery and tap room presently under construction.

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

PROPERTY OWNER'S SIGNATURE *[Signature]*, E.V.P.

APPLICANT'S SIGNATURE *[Signature]*, E.V.P.

**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

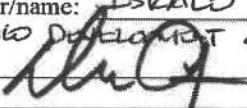
#### Instructions for Completing

**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.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Historic Post Office Building Dock Extension			
Project Location (describe, and attach a location map): 1 East Avenue (northeast corner of Elm Street), City of Lockport, Niagara County, NY			
Brief Description of Proposed Action: Project involves a proposed 4' extension to the existing building dock which is being re-purposed for use by Big Ditch Brewing for outside dining for the brewery and tap room presently under construction in the 1 East Avenue building.			
Name of Applicant or Sponsor: Iskalo 1 East Avenue LLC c/o David Chiazza		Telephone: 716 633-2096 E-Mail: dchiazza@iskalo.com	
Address: 5166 Main Street			
City/PO: Williamsville		State: NY	Zip Code: 14221
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 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: City of Lockport - Planning Board, Building Permit			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		.57 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.57 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<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 checked="" type="checkbox"/> Other(Specify): civic			
<input type="checkbox"/> Parkland			

		NO	YES	N/A
5. Is the proposed action,	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?		<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: _____		<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?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		<input type="checkbox"/>	<input checked="" 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: not applicable		<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ not applicable		<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: _____ not applicable		<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? 1 East Avenue building listed on National Register of Historic Places.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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?		<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? 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"/>	
		<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?	NO	YES
	<input checked="" type="checkbox"/>	<input 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:		
Reconstruction of alley/parking lot will include storm drainage that will tie into public storm system		
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 checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: <u>ISKALO 1 EAST AVENUE LLC by</u> Date: <u>8/2/24</u> <u>ISKALO DEVELOPMENT CORP</u> Signature: <u></u> Title: <u>EXECUTIVE VICE PRESIDENT</u>		

APPLICATION: APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_

**CITY OF LOCKPORT  
PLANNING BOARD APPLICATION**

DESCRIPTION OF PROPOSED REQUEST:

NAME OF PROPERTY: Historic Post Office Building PHONE: \_\_\_\_\_

NAME OF APPLICANT: Iskalo Development Corp. for Iskalo 1 PHONE: 716 633-2096  
East Avenue LLC

ADDRESS OR LOCATION OF PROPOSAL: Municipal Parking Lot/35 Chestnut Street and Bellah  
Alley, Lockport, NY

SIZE OF PARCEL OR STRUCTURE: 1.5 +/- acres

EXISTING ZONING: B2 - Business

PROPOSED REQUEST (1) erect sign over arching stairway connecting municipal parking  
lot to Bellah Alley and 1 East Avenue property, and (2) installation/placement of  
dumpster enclosure in northwest corner of municipal parking lot.

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

PROPERTY OWNER'S SIGNATURE \_\_\_\_\_

APPLICANT'S SIGNATURE \_\_\_\_\_

*M. J. E.V.R.*

**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.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Installation of a sign and dumpster enclosure on municipal property for use by a private business			
Project Location (describe, and attach a location map): Municipal parking lot located at 35 Chestnut Street & Bellah Alley, City of Lockport, Niagara County, NY			
Brief Description of Proposed Action: Project involves (a) the installation of a sign over-arching the stairwell connecting the municipal parking lot at 35 Chestnut Street to Bellah Alley, and (b) placement/construction and use of a dumpster enclosure proposed to be located in the southwest corner of the municipal parking lot at 35 Chestnut Street. The sign and dumpster enclosure would be installed and managed/used by Iskalo 1 East Avenue LLC, the owner of the northerly adjacent property with an address of 1 East Avenue, also known as The Historic Post Office Building.			
Name of Applicant or Sponsor: Iskalo 1 East Avenue LLC c/o David Chiazza		Telephone: 716 633-2096 E-Mail: dchiazza@iskalo.com	
Address: 5166 Main Street			
City/PO: Williamsville		State: NY	Zip Code: 14221
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 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: City of Lockport - Council Resolution, Planning Board, Building Permit			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 1.5+/- acres	
b. Total acreage to be physically disturbed?		_____ .005 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 2.07+/-n/a acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<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 checked="" type="checkbox"/> Other(Specify): civic			
<input type="checkbox"/> Parkland			

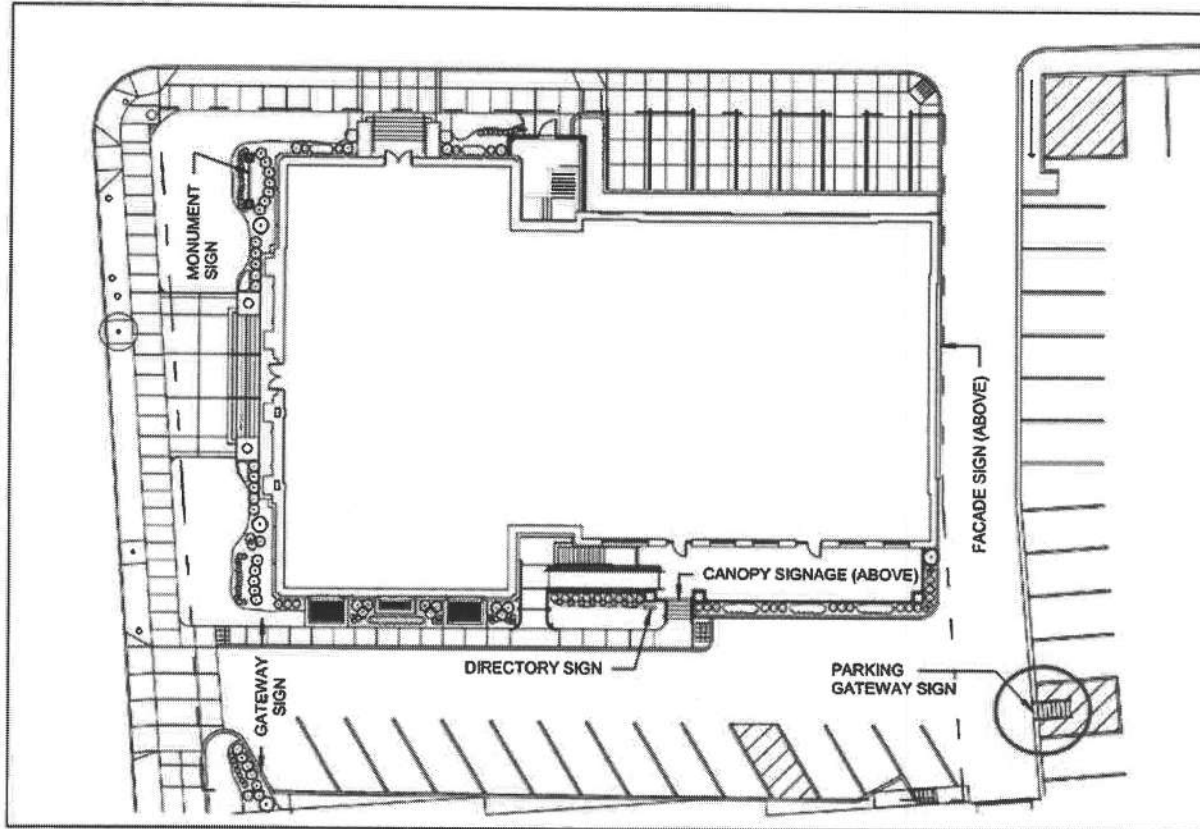


5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO		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?	NO		YES
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO		YES
b. Are public transportation services 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 the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO		YES
If the proposed action will exceed requirements, describe design features and technologies: not applicable	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO		YES
If No, describe method for providing potable water: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO		YES
If No, describe method for providing wastewater treatment: _____	<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?	NO		YES
northerly adjacent building at 1 East Avenue is listed on National Register of Historic Places.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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?	<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?	NO		YES
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

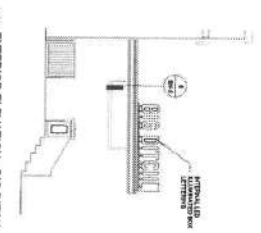
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> 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?	NO	YES
	<input checked="" type="checkbox"/>	<input 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? If Yes,	NO	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: Reconstruction of alley/parking lot will include storm drainage that will tie into public storm system		
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)? If Yes, explain the purpose and size of the impoundment:	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"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor/name: <u>ISKALO 1 EAST AVENUE LLC by ISKALO DEVELOPMENT CORP.</u> Date: <u>8/2/24</u> Signature: <u>[Signature]</u> Title: <u>EXECUTIVE VICE PRESIDENT</u>		

**1 East Avenue – “The Historic Post Office Building”**

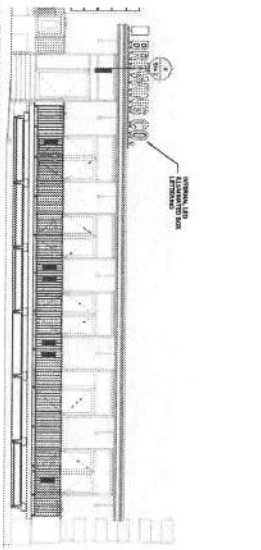
**Location of Proposed Sign at top of Municipal Lot Stair:**



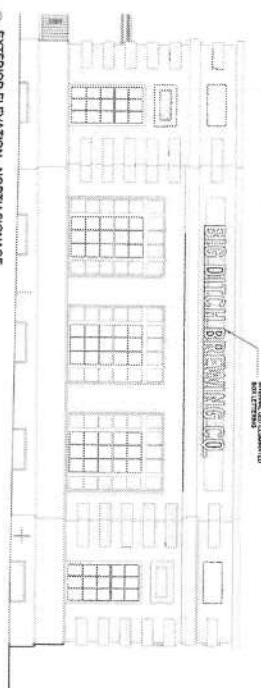




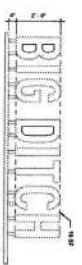
1 EXTERIOR ELEVATION - BIG DITCH  
SHP # 1.00



2 EXTERIOR ELEVATION - BREWING CO  
SHP # 1.00



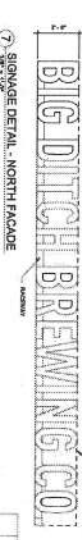
3 EXTERIOR ELEVATION - NORTH SIGNAGE  
SHP # 1.00



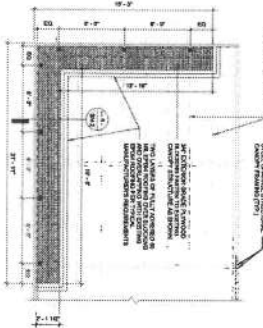
4 SIGNAGE DETAIL - ROOFTOP  
SHP # 1.00



5 SIGNAGE DETAIL - ROOFTOP  
SHP # 1.00



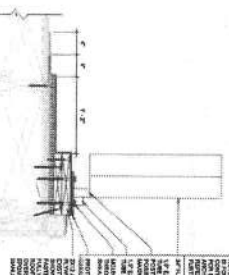
7 SIGNAGE DETAIL - NORTH FACADE  
SHP # 1.00



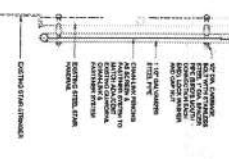
3 CANOPY ROOF PLAN  
SHP # 1.00

**SIZE: EXISTING SIGNAGE SIGNAGE**

- 1. SIGNAGE TO BE RELOCATED TO CANOPY
- 2. SIGNAGE TO BE RELOCATED TO CANOPY
- 3. SIGNAGE TO BE RELOCATED TO CANOPY
- 4. SIGNAGE TO BE RELOCATED TO CANOPY
- 5. SIGNAGE TO BE RELOCATED TO CANOPY
- 6. SIGNAGE TO BE RELOCATED TO CANOPY
- 7. SIGNAGE TO BE RELOCATED TO CANOPY
- 8. SIGNAGE TO BE RELOCATED TO CANOPY
- 9. SIGNAGE TO BE RELOCATED TO CANOPY
- 10. SIGNAGE TO BE RELOCATED TO CANOPY
- 11. SIGNAGE TO BE RELOCATED TO CANOPY
- 12. SIGNAGE TO BE RELOCATED TO CANOPY
- 13. SIGNAGE TO BE RELOCATED TO CANOPY
- 14. SIGNAGE TO BE RELOCATED TO CANOPY
- 15. SIGNAGE TO BE RELOCATED TO CANOPY
- 16. SIGNAGE TO BE RELOCATED TO CANOPY
- 17. SIGNAGE TO BE RELOCATED TO CANOPY
- 18. SIGNAGE TO BE RELOCATED TO CANOPY
- 19. SIGNAGE TO BE RELOCATED TO CANOPY
- 20. SIGNAGE TO BE RELOCATED TO CANOPY



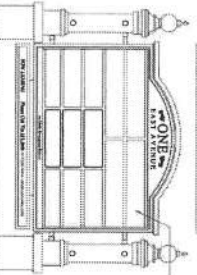
6 ILLUMINATED ROOFTOP SIGNAGE DETAIL  
SHP # 1.00



13 GUARDRAIL SECTION  
SHP # 1.00



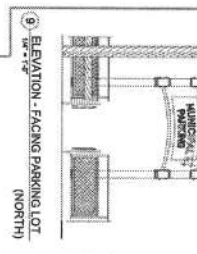
11 PLAN DETAIL  
SHP # 1.00



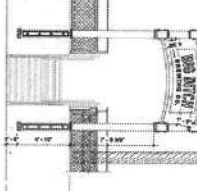
14 EXISTING MONUMENT SIGN  
(FOR REFERENCE ONLY)



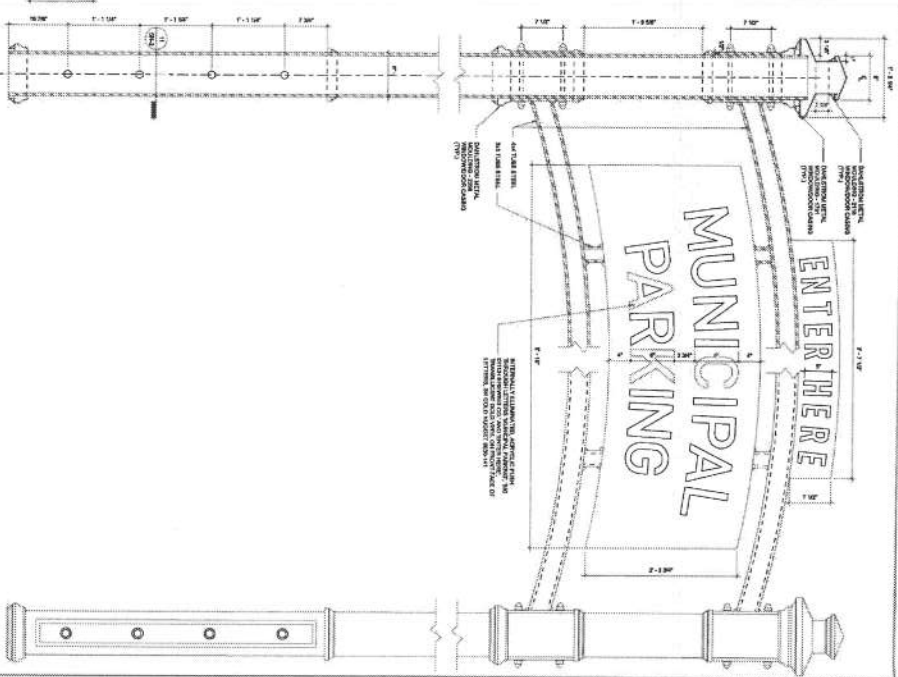
15 EXISTING DIRECTORY SIGN  
(FOR REFERENCE ONLY)



9 ELEVATION - FACING PARKING LOT (NORTH)  
SHP # 1.00



10 ELEVATION - FACING BUILDING (SOUTH)  
SHP # 1.00



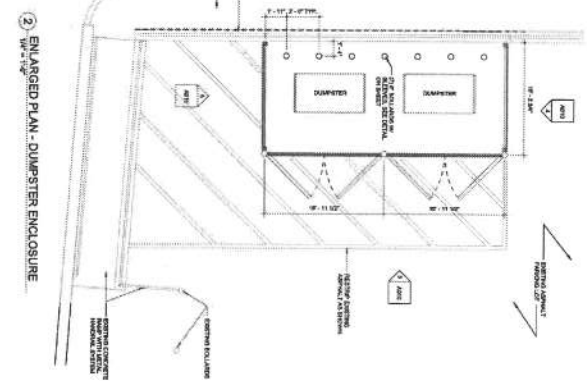
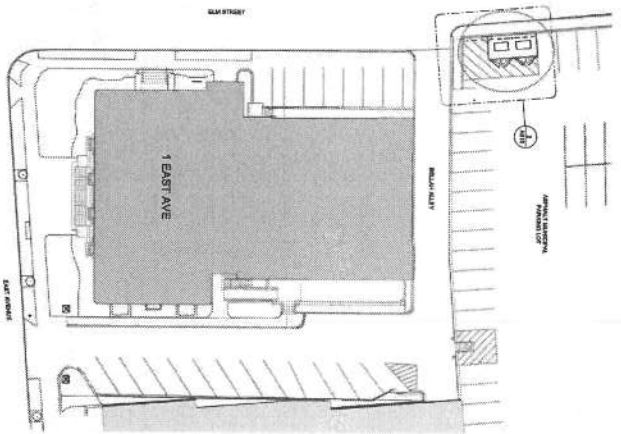
12 SECTION DETAIL - ELEVATION - PARKING GATEWAY  
SHP # 1.00



**BIG DITCH BREWING CO.**  
1 EAST AVE, LOCKPORT, NY 14094

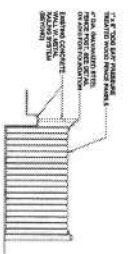
EXTERIOR SIGNAGE

SN-2

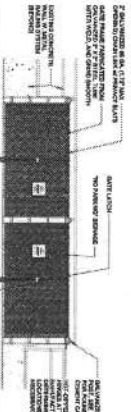


1 SITE PLAN

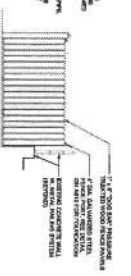
2 ENLARGED PLAN - DUMPSTER ENCLOSURE



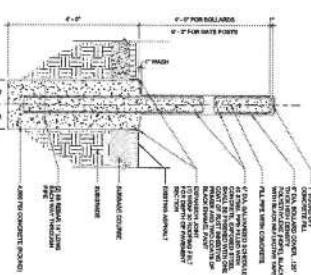
3 EXTERIOR ELEVATION



4 EXTERIOR ELEVATION



5 EXTERIOR ELEVATION



6 BOLLARD / FENCE POST DETAIL



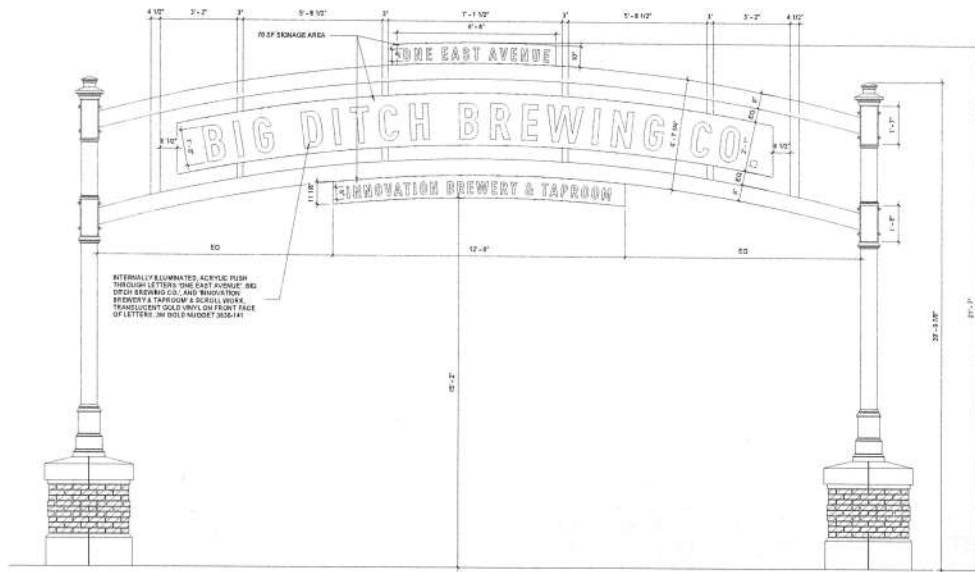
7 NO PARKING SIGNAGE



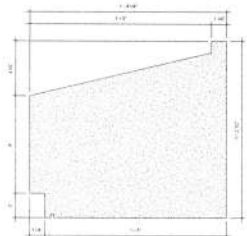
**BUILDING IMPROVMENTS**  
 1 EAST AVE, LOCKPORT, NY 14094  
**DUMPSTER ENCLOSURE & DETAILS**

<p>DATE: 08/10/10          DRAWN BY: [Name]          CHECKED BY: [Name]          PROJECT NO: A010</p>	<p>NO. DATE DESCRIPTION</p>
---	-----------------------------

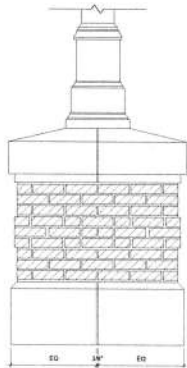




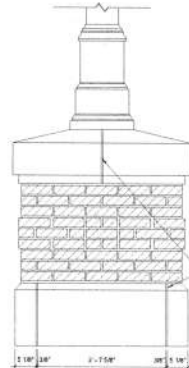
1 EXTERIOR ELEVATION - GATEWAY  
1/2" = 1'-0"



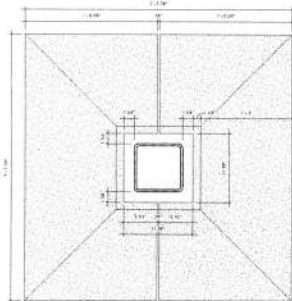
2 CAST STONE CAP SECTION  
2" = 1'-0"



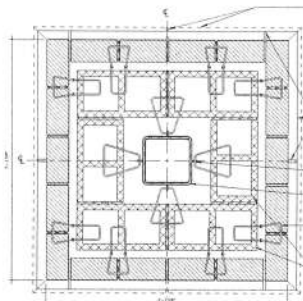
3 PEDESTAL ELEVATION  
1" = 1'-0"



4 PEDESTAL ELEVATION  
1" = 1'-0"



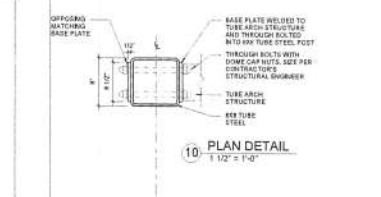
5 PIER PLAN DETAIL  
1 1/2" = 1'-0"



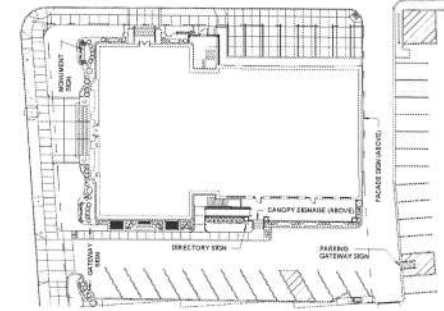
6 GATEWAY PIER BRICK PLAN DETAIL  
1 1/2" = 1'-0"



7 EXTERIOR ELEVATION  
1 1/2" = 1'-0"

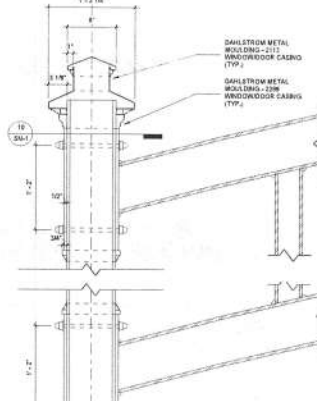


10 PLAN DETAIL  
1 1/2" = 1'-0"



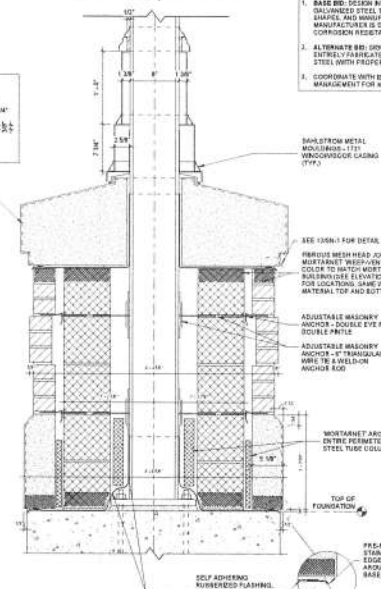
11 SITE PLAN

**TOTAL EXTERIOR BUILDING SIGNAGE AREA**  
 FACADE SIGNS - BIG DITCH BREWING CO. SIGNAGE  
 - ROOF TOP SIGN = 36 SF  
 - NORTH FACADE SIGN = 78 SF  
 GROUND SIGNS  
 - MOVEMENT SIGN = 22 SF  
 - DIRECTORY SIGN = 7 SF  
 GATEWAY SIGNAGE = 15 SF  
 TOTAL SIGNAGE AREA = 208 SF  
 TOTAL SIGNAGE ALLOWABLE FOR SEW REVENUE = 208 SF  
**SEW AREA COMPUTATION**  
 - LONGEST FRONTAGE SIDE = 160'  
 - SEW FEET = 42  
 - SF FACTOR PER PERMITTED SIGN TABLE = 3.8



9 GATEWAY ARCH SECTION  
1 1/2" = 1'-0"

**FABRICATION NOTE:**  
 1. BASE BID: DESIGN INTENT AND DETAILS IS PRESENTLY BASED ON GALVANIZED STEEL TUBE MEMBERS, GALVANIZED BENT STEEL PLATE BRACKET AND BRIDGE PLATE WITH BRICK MASONRY INFILL. MANUFACTURE IS SAGISTROM MASONRY WITH BRICK MASONRY INFILL. CONFIRM MANUFACTURE WITH BRICK MASONRY INFILL. PREPARE A COMPARISON REQUEST FOR MATERIAL APPROVAL.  
 2. ALTERNATE BRICK: BRICKS AND FRAMES TO BE ALUMINUM WHETHER EXTERIOR FACED OR ALUMINUM OR CLAD IN ALUMINUM OVER THE STEEL WITH PROTECTIVE COATINGS FOR CONTROLLING SALINITY ACTING.  
 3. COORDINATE WITH BRICK DEVELOPMENT CORP CONSTRUCTION MANAGEMENT FOR MATERIAL APPROVAL.



8 EXTERIOR ELEVATION  
3" = 1'-0"

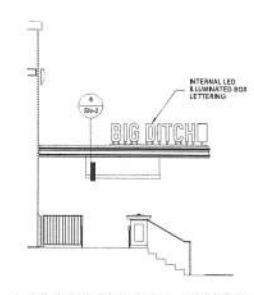


DRIP EDGE FLASHING DETAIL  
3" = 1'-0"

**BIG DITCH BREWING CO.**  
 1 EAST AVE, LOCKPORT, NY 14094

EXTERIOR SIGNAGE

No.	Date	Description



1 EXTERIOR ELEVATION - BIG DITCH  
3/16" = 1'-0"



2 EXTERIOR ELEVATION - BREWING CO  
3/16" = 1'-0"



3 EXTERIOR ELEVATION - NORTH SIGNAGE  
3/16" = 1'-0"



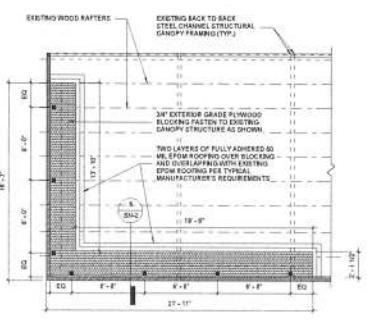
4 SIGNAGE DETAIL - ROOFTOP  
1/2" = 1'-0"



5 SIGNAGE DETAIL - ROOFTOP  
1/2" = 1'-0"



6 SIGNAGE DETAIL - NORTH FACADE  
3/8" = 1'-0"



7 CANOPY ROOF PLAN  
1/8" = 1'-0"

**TOTAL EXTERIOR BUILDING SIGNAGE AREA**

- PASCO SIGNS - BIG DITCH BREWING CO. SIGNAGE
  - ROOFTOP SIGN = 24 SF
  - NORTH FACADE SIGN = 78 SF
- GROUND SIGN
  - MENTAL SIGN = 18 SF
  - DIRECTORY SIGN = 7 SF
- GATEWAY SIGNAGE = 78 SF
- TOTAL SIGNAGE AREA = 213 SF
- TOTAL SIGNAGE ALLOWABLE PER SIGN REGULATIONS = 288 SF

**SIGN AREA COMPUTATION**

- LONGEST FRONTAGE SIDE = 140'
- DEPTH = 80'
- SF FACTOR PER PERMITTED SIGN TABLE = 2.0

**EXTERNAL ILLUMINATED CHANNEL LETTERS**

FINISHED OVER RETURNS AND TRIM CAP PLASTIC FACES WILL HAVE ULTRASPEY PERFORATED FILM APPLIED TO THEM, ALLOWING SIGN TO APPEAR AS UNLIGHTED DURING THE DAY AND GLOW COLOR (PERMITS CHANGES) AT NIGHT

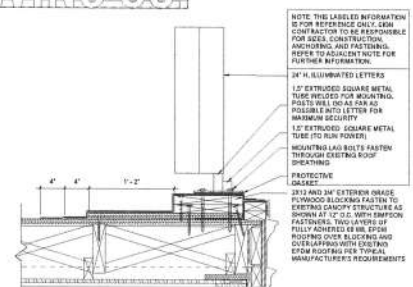
ALL SIGNS AND FASTENERS WILL MEET OR EXCEED WPC CODE REQUIREMENTS FOR BRAIN (SEE PERM VIND DUST, AND SO LESS GROUND OVER LOAD)

**ROOFTOP SIGNAGE (OPEN CANOPY STRUCTURE)**

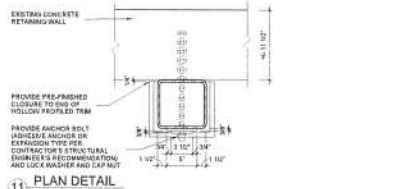
1. DEEP 2" TALL CHANNEL LETTERS ON WELDED MOUNTING PLATE. SEE SIGN FOR DETAIL OF ATTACHMENT DETAIL

**1. FACADE SIGNAGE:**

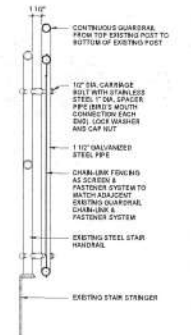
1. DEEP 3/4" TALL CHANNEL LETTERS ON 1" NARROW CHANNEL RACKWAY



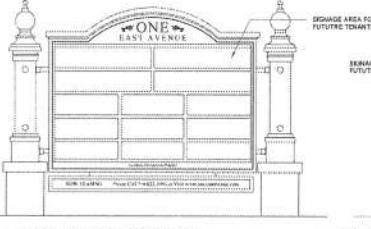
8 ILLUMINATED 'ROOFTOP' SIGNAGE DETAIL  
1 1/2" = 1'-0"



9 PLAN DETAIL  
1 1/2" = 1'-0"



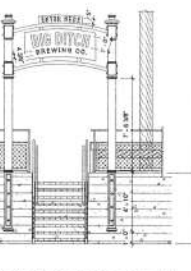
10 GUARDRAIL SECTION  
1 1/2" = 1'-0"



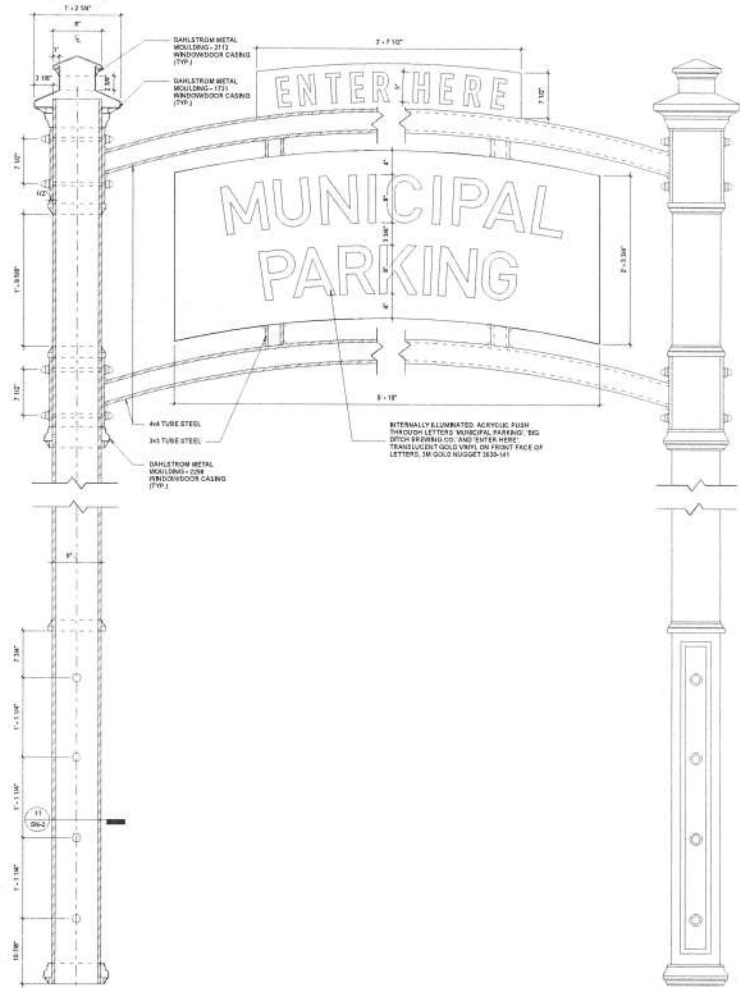
11 EXISTING MONUMENT SIGN  
1/2" = 1'-0" (FOR REFERENCE ONLY)



12 EXISTING DIRECTORY SIGN  
1/2" = 1'-0" (FOR REFERENCE ONLY)



13 ELEVATION - FACING PARKING LOT (NORTH)  
1/4" = 1'-0"



14 SECTION DETAIL/ELEVATION - PARKING GATEWAY  
1 1/2" = 1'-0"

**BIG DITCH BREWING CO.**  
 1 EAST AVE. LOCKPORT, NY 14094

EXTERIOR SIGNAGE

BY: [Signature] DATE: [Date]

No.	Date	Description

PROJECT: SN-2

# 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.

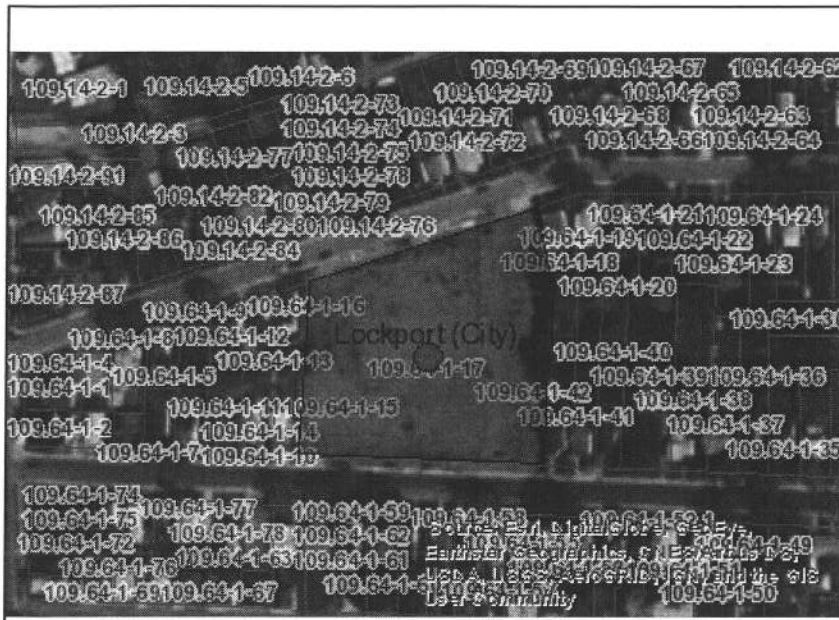
<b>Part 1 - Project and Sponsor Information</b>			
City of Lockport, New York			
Name of Action or Project: South Street Neighborhood Park - Aaron Mossell Playground			
Project Location (describe, and attach a location map): 50 Elmwood Avenue - Lockport NY, 14094 (109.64-1-17)			
Brief Description of Proposed Action: The preliminary concepts for the South Street Neighborhood Park / Aaron Mossell Playground envision multipurpose play space with potential sport court, walking path, and inclusive playground with swings. The dedicated play spaces within the park will give children in the South Street Neighborhood safe places to play that doesn't currently exist. The park may also include pavilions to further promote community connections within the South Street Neighborhood.			
Name of Applicant or Sponsor: City of Lockport		Telephone: 716-439-6665	
		E-Mail: mayor@lockportny.gov	
Address: One Locks Plaza			
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 governmental Agency? If Yes, list agency(s) name and permit or approval: NYS Office of Parks, Recreation and Historic Preservation Park Development Program Grant			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		2.2+/- acres	
b. Total acreage to be physically disturbed?		2.2+/- acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2.2+/- acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input 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			



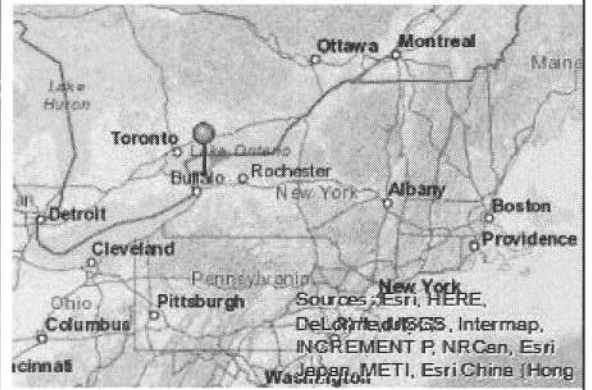
5. Is the proposed action, a. A permitted use under the zoning regulations?	<b>NO</b>	<b>YES</b>	<b>N/A</b>
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<b>NO</b>	<b>YES</b>	
	<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: _____ _____	<b>NO</b>	<b>YES</b>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<b>NO</b>	<b>YES</b>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" 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: The project will be designed to meet or exceed the state energy code requirements. _____	<b>NO</b>	<b>YES</b>	
	<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: _____ Water connections for the pavilions are proposed as part of the preliminary concept, TBD in final design.	<b>NO</b>	<b>YES</b>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____ Restrooms are being considered, TBD in final design, facilities are available to connect to.	<b>NO</b>	<b>YES</b>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?  b. Is the proposed action located in an archeological sensitive area?	<b>NO</b>	<b>YES</b>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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: _____ _____ _____	<b>NO</b>	<b>YES</b>	
	<input checked="" type="checkbox"/>	<input 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 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?	<b>NO</b>	<b>YES</b>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	<b>NO</b>	<b>YES</b>	
	<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  b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES Stormwater discharges from the project site will be directed toward established conveyance systems within existing rights of way along Elmwood Avenue and South Street.	<b>NO</b>	<b>YES</b>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

<p>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: _____          _____          _____</p>	<p><b>NO</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>YES</b></p> <p><input type="checkbox"/></p>
<p>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: _____          _____          _____</p>	<p><b>NO</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>YES</b></p> <p><input type="checkbox"/></p>
<p>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: _____          Completed EPA funded remediation to meet NYSDEC restricted residential and active recreational uses, detailed in Final Engineering Report prepared by Benchmark Civil/Environmental Engineering and Geology, PLLC, July 2022, and accepted by USEPA</p>	<p><b>NO</b></p> <p><input type="checkbox"/></p>	<p><b>YES</b></p> <p><input checked="" type="checkbox"/></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor name: <u>John Lombardi, III - Mayor</u> Date: <u>September 11, 2024</u></p> <p>Signature: _____</p>		





**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

Project:	South Street/Aaron Mossell Park
Date:	September 11, 2024

**Short Environmental Assessment Form  
Part 2 - Impact Assessment**

**Part 2 is to be completed by the Lead Agency.**

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 checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project:	Mossell Park
Date:	9/11/24

### *Short Environmental Assessment Form Part 3 Determination of Significance*

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.

Based upon completion and review of Parts 1 and Part 2 of the SEAF it has been determined that the South Street Neighborhood / Aaron Mossell Park project will not result in any significant adverse environmental impacts.

It is noted that the site has been remediated via a USEPA funded project, ACRES Property ID #238843. A Soil Management Plan is in place. A deed restriction was filed prohibiting the use of groundwater, restricting site reuse to restricted-residential uses, and requiring a soil vapor intrusion assessment prior to the construction of buildings on the site. See EPA website [https://cimc.epa.gov/ords/cimc/f?p=121:31:::31,0:P31\\_ID:238843#basic](https://cimc.epa.gov/ords/cimc/f?p=121:31:::31,0:P31_ID:238843#basic) and Final Engineering Report, prepared by Benchmark Civil/Environmental Engineering and Geology, PLLC, July 2022, and accepted by USEPA.

<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 checked="" 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.	
City of Lockport	September 11, 2024
Name of Lead Agency John Lombardi, III	Date Mayor
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 FORM**

City of Lockport - Resolution Request Form

Agenda Description: Calling on NYPA to fund Lockport Heritage Harbor

Presented By: Margaret Lupo

Date Submitted: 9/5/24

Heritage Harbor

Topic Area (Select Most Applicable Option):

- Community Event
- Budget Amendment
- Contract Approval
- Donation Acceptance
- Grant Application / Award
- Fund Utilization Request


- Local Law Change
- Community Development
- Highways and Parks
- Engineering
- Code and Planning
- Other

X

Please provide to Clerk at least 9 calendar days prior to Council meeting. Otherwise request will go to following meeting.

Summary of Resolution:

We would like New York Power Authority to reactivate funding for the Lockport Heritage Harbor.

Explanation of Attachments:

Please include all backup correspondence, purchase order, quotes, meeting minutes, emails, etc... If any of this information is confidential and cannot be released publically, please denote a check in this field: \_\_\_\_\_

Clerk/Legal/Finance Approval:

Notes:

Name:

Date of Approval:

(DATE)

Rebecca Hughes  
Deputy Executive Director  
NYS Canal Corporation  
30 S. Pearl Street  
Albany, NY 12207

Dear Rebecca:

The City of Lockport has been informed that the New York Power Authority is pausing its planning for construction of the Lockport Heritage Harbor. I am urging that NYPA resume the engineering and design phase of this very important project.

The Lockport Heritage Harbor Project was ranked as the number one project as part of the community process in formulating the City of Lockport's 2019 Downtown Revitalization Initiative application. The Harbor Project would be transformative for this community, providing boater access to the Downtown Lockport business district and bringing a much needed market segment to the Central Business District.

The site of the former West Genesee Street Terminal, which is already owned by the NYS Canal Corporation, is an ideal site for the Marina, given its proximity to the intersection of NY Routes 31 and 78, the Empire State Trail and Lockport's Central Business District. Clearly, the City of Lockport's waterfront revitalization strategy would be significantly strengthened with this facility, which would complement the surrounding land uses.

Thank you for your consideration of this very important matter. I look forward to hearing from you further about the Lockport Heritage Harbor.

Sincerely,