



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

January 24, 2025

Megan Brewer

REGULAR MEETING

Please be advised that there will be three (3) items on the agenda for the February 3, 2025 Planning Board meeting at 5:00 p.m.

1. Robert Adams. 310 Park Avenue. Request for outdoor storage of dismantled vehicles situated in a B-3 Zone.
2. Kevin Schrader. 38 Heath Street. Request to subdivide the 297' x 135' northerly section of the property and erect a 48' x 120' storage building situated in an I-2 Zone.
3. Diane Balcerzak. 200 Michigan Street. Request to erect a 12' x 20' storage shed and install a stone area in the front of the driveway situated in an I-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: _____ PHONE: _____

NAME OF APPLICANT: Robert B Adams Jr PHONE: 716-471-2237

EMAIL ADDRESS: AdamsTowing650@yahoo.com

ADDRESS OR LOCATION OF PROPOSAL: 310 Park Ave

SIZE OF PARCEL OR STRUCTURE: 55' x 220'

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

Storing Dismantled Vehicles

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

APPLICATION: APPROVED _____ DISAPPROVED _____

CITY OF LOCKPORT
PLANNING BOARD APPLICATION

DESCRIPTION OF PROPOSED REQUEST:

NAME OF PROPERTY: 357 South Niagara St. LLC PHONE: _____

NAME OF APPLICANT: Kevin Schrader PHONE: 716 830-4767

EMAIL ADDRESS: Kradar14@yahoo.com

ADDRESS OR LOCATION OF PROPOSAL: Heath St + Oakhurst St.

SIZE OF PARCEL OR STRUCTURE: 48 X 120 with 16 X 20 office

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

subdivide lot and Build pole barn 48 X 120 w/ 16 X 20 office + common bathroom
Building will be Black roof, grey main sides with Black bottom. lights
in soffit and some security lights. concrete approach to building with
milling drive (possible blacktop) grass along roads with at least 4 maple trees.
water control will be controlled w/ natural flow on land to the west.

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, (x) no; a copy of this determination is attached () yes, (x) no.

PROPERTY OWNER'S SIGNATURE *Ng Loh*

APPLICANT'S SIGNATURE *Ng Loh*

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

Elaine M. Stahler

Fees:

- Site Plan review- \$25
- Special Use Permit- \$100 application, \$50 yearly renewal
- Home Occupation- \$100 application, \$50 yearly renewal
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- Rezoning- \$100 or \$50 per half acre (whichever is greater)
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CITY OF LOCKPORT
PLANNING BOARD APPLICATION

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NAME OF PROPERTY: 357 South Niagara St. LLC PHONE: _____

NAME OF APPLICANT: Kevin Schrader PHONE: 716 830-4767

EMAIL ADDRESS: Kradar14@yahoo.com

ADDRESS OR LOCATION OF PROPOSAL: Heath St + Oakhurst St.

SIZE OF PARCEL OR STRUCTURE: 48x120 with 16x20 office

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

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Building will be black roof, grey main sides with black bottom. lights
in soffit and some security lights. concrete approach to building with
milling drive (possible blacktop) grass along roads with at least 4 maple trees.
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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>Storage Building</i>			
Project Location (describe, and attach a location map):			
<i>Corner lot of Heath St and Oakhurst St.</i>			
Brief Description of Proposed Action:			
<i>48' x 120' pole barn building with 16' x 20' office/room</i>			
Name of Applicant or Sponsor:		Telephone: <i>716-830-4767</i>	
<i>Kevin Schrader</i>		E-Mail: <i>Kschrader14@yahoo.com</i>	
Address:			
<i>PO Box 1198</i>			
City/PO:		State:	Zip Code:
<i>Lockport</i>		<i>N.Y.</i>	<i>14094</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
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.			YES
			<input checked="" type="checkbox"/>
			<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO
If Yes, list agency(s) name and permit or approval:			YES
			<input checked="" type="checkbox"/>
			<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<u><i>192</i></u> acres	
b. Total acreage to be physically disturbed?		<u><i>175</i></u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u><i>192</i></u> acres	
4. Check all land uses that occur on, are adjoining or 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 Other(Specify):			
<i>Parkland</i>			

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.

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Name of Action or Project:			
<i>Storage Building</i>			
Project Location (describe, and attach a location map):			
<i>corner lot of Heath St and Oakhurst St.</i>			
Brief Description of Proposed Action:			
<i>48' x 120' pole barn building with 16' x 20' office/room</i>			
Name of Applicant or Sponsor:		Telephone: <i>716-530-4767</i>	
<i>Kevin Schrader</i>		E-Mail: <i>kschrader14@yahoo.com</i>	
Address:			
<i>PO Box 1198</i>			
City/PO:		State:	Zip Code:
<i>Lockport</i>		<i>N.Y.</i>	<i>14094</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
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.			<input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO
If Yes, list agency(s) name and permit or approval:			<input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<u><i>.92</i></u>	acres
b. Total acreage to be physically disturbed?		<u><i>.75</i></u>	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u><i>.92</i></u>	acres
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban	<input type="checkbox"/> Rural (non-agriculture)	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Commercial
<input type="checkbox"/> Forest	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Aquatic	<input checked="" type="checkbox"/> Residential (suburban)
<input type="checkbox"/> Parkland	Other(Specify):		

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 checked="" type="checkbox"/> Agricultural/grasslands
<input type="checkbox"/> Wetland	<input type="checkbox"/> Urban	<input type="checkbox"/> Suburban
Early mid-successional		
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: _____ _____		
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"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Kevin Schwab</u> Date: <u>1-7-2025</u>		
Signature: <u><i>Kevin Schwab</i></u> Title: <u>owner</u>		

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<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"/>	NO YES
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"/>	NO YES
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"/>	NO YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
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"/>	NO YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>holding tank</u> _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
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"/>	NO YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES

SITE PLAN

In this letter I will propose my plan for the property of land on the corner of Heath Street and Oakhurst Street. The land was owned for decades by the Stahler family and was used as their family farm. The land has since sat unused as a field for numerous years. I spoke to Elaine Stahler, who lives next to this partial and explained my proposal of the land, if they (her sister Marcia) decided to sell to sell the land to me. After hearing my plan, the two spoke and a few days later, advised me they were excited for the development and would sell said land.

I would like to build a pole barn style building (similar to Mr. Heinrich and Mr. Bell) on the land for mainly storage purposes. The planned building (which would be built by TNT Builders) would be 48'X120', with a 16'X20' office area (connected on the west end of building). The building would have 5 bays, each with a 14' overhead door and a man door. The office would have a man door and window facing Oakhurst St and 2 bay windows facing west. Behind the office, would be a required handicap accessible bathroom. This would be separate from the office, but still attached to the main building, and available for all possible tenants use. The buildings' color scheme would be black roof, grey sides with black base and black trim. I would have lights in the soffit around entire building (with separate switch on the south side, in case the lights are an inconvenience for Ms. Stahler). I would also have a security lights on all side of the building (again taking into consideration of Ms. Stahler on the south side).

The entire structure will have a concrete floor throughout, as well as a concrete approach at least 10' out from the front of the building. The parking lot/driveway will be millings, with the possibility of it being eventually blacktop. The area along Heath Street and Oakhurst Street that are not millings/paved, will be maintained grass/lawn. I will also plant at least 2 maple or oak trees along both mentioned streets.

The drainage of the site will be controlled through the natural flow of the land, which is to the west. The water should not cause any issues due to the amount of land still owned by me to the west past the end of the structure. Also, there is no residence, structure, or occupied land to my immediate west side that would be affected.

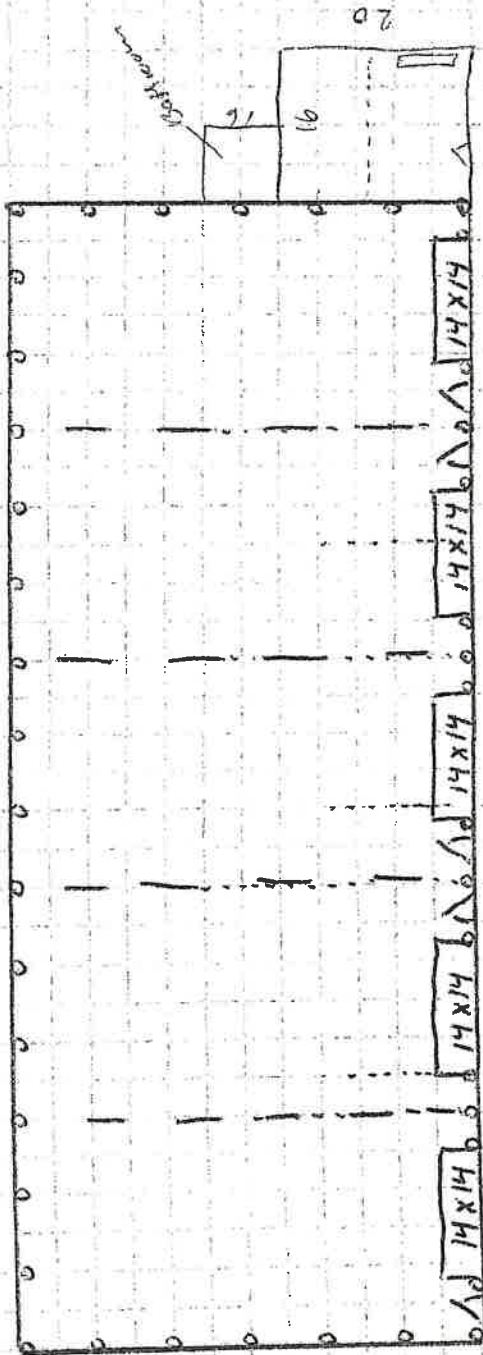
Thank you for your time and consideration, and I hope that this plan will be approved, so we can continue to improve our City.

Sincerely,

Kevin Schrader

48 x 120 x 16

120



48





RESURVEY	REVISION

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

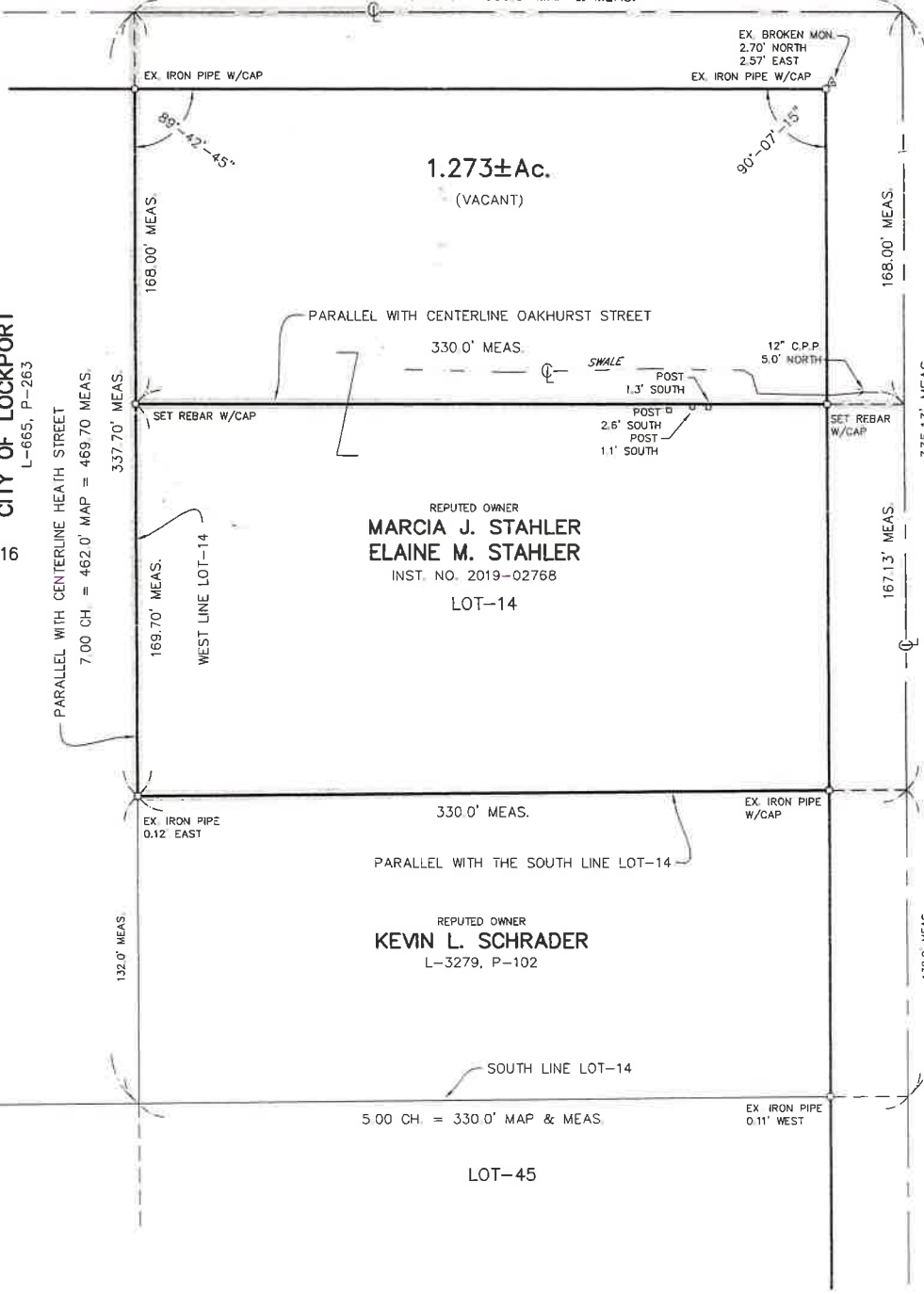
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ALL RIGHTS RESERVED

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7208, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.



OAKHURST STREET (OAK STREET) (66.0' WIDE)

5.0 CH. = 330.0' MAP & MEAS.



REPUTED OWNER
CITY OF LOCKPORT
L-665, P-263
LOT-16

REPUTED OWNER
MARCIA J. STAHLER
ELAINE M. STAHLER
INST. NO. 2019-02768
LOT-14

REPUTED OWNER
KEVIN L. SCHRADER
L-3279, P-102

(66.0' WIDE)
HEATH STREET
7.00 CH. = 462.0' MAP = 467.13' MEAS.

BEING PART OF LOT-70, TWP.-14, R.-7, HOLLAND PURCHASE

McINTOSH & McINTOSH, P.C.
CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS
429 PINE STREET, LOCKPORT, NEW YORK 14094
PHONE 433-2535 PHONE 625-8360

Handwritten signature/initials

SURVEY OF PART OF LOT-14, MOUNT PLEASANT	
LOCATION	CITY OF LOCKPORT, NIAGARA COUNTY, NEW YORK
REFERENCE MAP FILED IN MICROFILM MAP BOOK-10, PAGE-997	
JOB No	7014-B
SCALE:	1" = 50'
DATE	JUNE 21, 2024
DRAWN	CJR
COMP	DJM
DESS	
CADFILE	7014-DPS

APPLICATION: APPROVED _____ DISAPPROVED _____

**CITY OF LOCKPORT
PLANNING BOARD APPLICATION**

DESCRIPTION OF PROPOSED REQUEST:

NAME OF PROPERTY: 200 Michigan St PHONE: 716 434-4115

NAME OF APPLICANT: Diane Balcerzak PHONE: 716 434-4115

EMAIL ADDRESS: dyanmolveydance@gmail.com

ADDRESS OR LOCATION OF PROPOSAL: 200 Michigan street

SIZE OF PARCEL OR STRUCTURE: _____

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

12x20 shed + stone laid

REQUIRED ENCLOSURES:

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PROPERTY OWNER'S SIGNATURE

David Dalozall

APPLICANT'S SIGNATURE

Roger Balcersek

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