



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

March 31, 2025

Megan Brewer

REGULAR MEETING

Please be advised that there will be three (3) items on the agenda for the April 7, 2025 Planning Board meeting at 5:00 p.m.

1. Patrick M. Balkin, Esq. 365 Market Street. Request to erect a 10' x 14' storage shed in the rear of the building situated in an R-3 Zone.
2. Kenan Center. 433 Locust Street. Request for site plan review to demolish the existing arena and erect a 64,200 square foot arena situated in an RA Zone.
3. Chase Common. 327 High Street. Request to expand the existing blacktop parking area situated in an R-1 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: Jackson & Balkin Law Office PHONE: 716-434-8891

NAME OF APPLICANT: Patrick M. Balkin, Esq. PHONE: 716-480-6585

ADDRESS OR LOCATION OF PROPOSAL: 365 Market Street/147 Garden Street

SIZE OF PARCEL OR STRUCTURE: .80 acre parcel Law Office and vacant land

EXISTING ZONING: Commercial and vac w/improv

PROPOSED REQUEST 10 x 14 shed to be added to property

REQUIRED ENCLOSURES:

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

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

SEQRA:

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

PROPERTY OWNER'S SIGNATURE _____

APPLICANT'S SIGNATURE _____

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



NIAGARA COUNTY – STATE OF NEW YORK
JOSEPH A. JASTRZEMSKI – NIAGARA COUNTY CLERK
P.O. BOX 461, LOCKPORT, NEW YORK 14095-0461

COUNTY CLERK'S RECORDING PAGE
THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



INSTRUMENT #: 2020-07902

Receipt#: 2020460466
Clerk: TH
Rec Date: 05/27/2020 10:05:16 AM
Doc Grp: DEED
Descrip: DEED
Num Pgs: 3

Party1: BALKIN PATRICK M
Party2: BALKIN PATRICK M
BALKIN JUDY L
Town: CITY OF LOCKPORT

Recording:

Cover Page	8.00
Recording Fee	11.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 - County	9.00
RP5217 All others - State	241.00

Sub Total: 294.00

Transfer Tax
Transfer Tax 0.00

Sub Total: 0.00

Total: 294.00

**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
Transfer Tax #: 4877
Transfer Tax

Total: 0.00

Record and Return To:

JACKSON & BALKIN
BOX 54

WARNING***

** Information may change during the verification
process and may not be reflected on this page.

Joseph A. Jastrzemski
Niagara County Clerk

QUIT CLAIM DEED

THIS INDENTURE, made the 26th day of May, 2020

BETWEEN

PATRICK M. BALKIN, residing at 7008 Tracy Court, Lockport, New York 14094, party of the first part,

AND

PATRICK M. BALKIN and JUDY L. BALKIN, husband and wife, as tenants by the entirety, residing at 7008 Tracy Court, Lockport, New York 14094, parties of the second part,

WITNESSETH, that the party of the first part, in consideration of ONE DOLLAR and NO MORE (\$1.00 and no more) paid by the parties of the second part does hereby grant and release unto the parties of the second part, their heirs and assigns forever,

SEE ATTACHED LEGAL DESCRIPTION

This Deed is not made in defraud of creditors, no creditors are defrauded hereby, nor does this deed render any party hereto insolvent.

Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

To have and to hold the premises herein granted unto the parties of the second part, their heirs and assigns forever.

Subject to the trust fund provisions of Section Thirteen of the Lien Law.

IN WITNESS WHEREOF, the party of the first part has hereunto set his hand and seal the day and year first above written.

IN THE PRESENCE OF:


Patrick M. Balkin

STATE OF NEW YORK)
COUNTY OF NIAGARA) .SS:

On this 26th day of May, in the year 2020, before me, the undersigned, personally appeared Patrick M. Balkin, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


NOTARY PUBLIC

2020460466

2020-07902

05/27/2020 10:05:16 AM
3 Pages
DEED

Joseph A. Jastrzemski, Niagara County Clerk

Clerk: TH

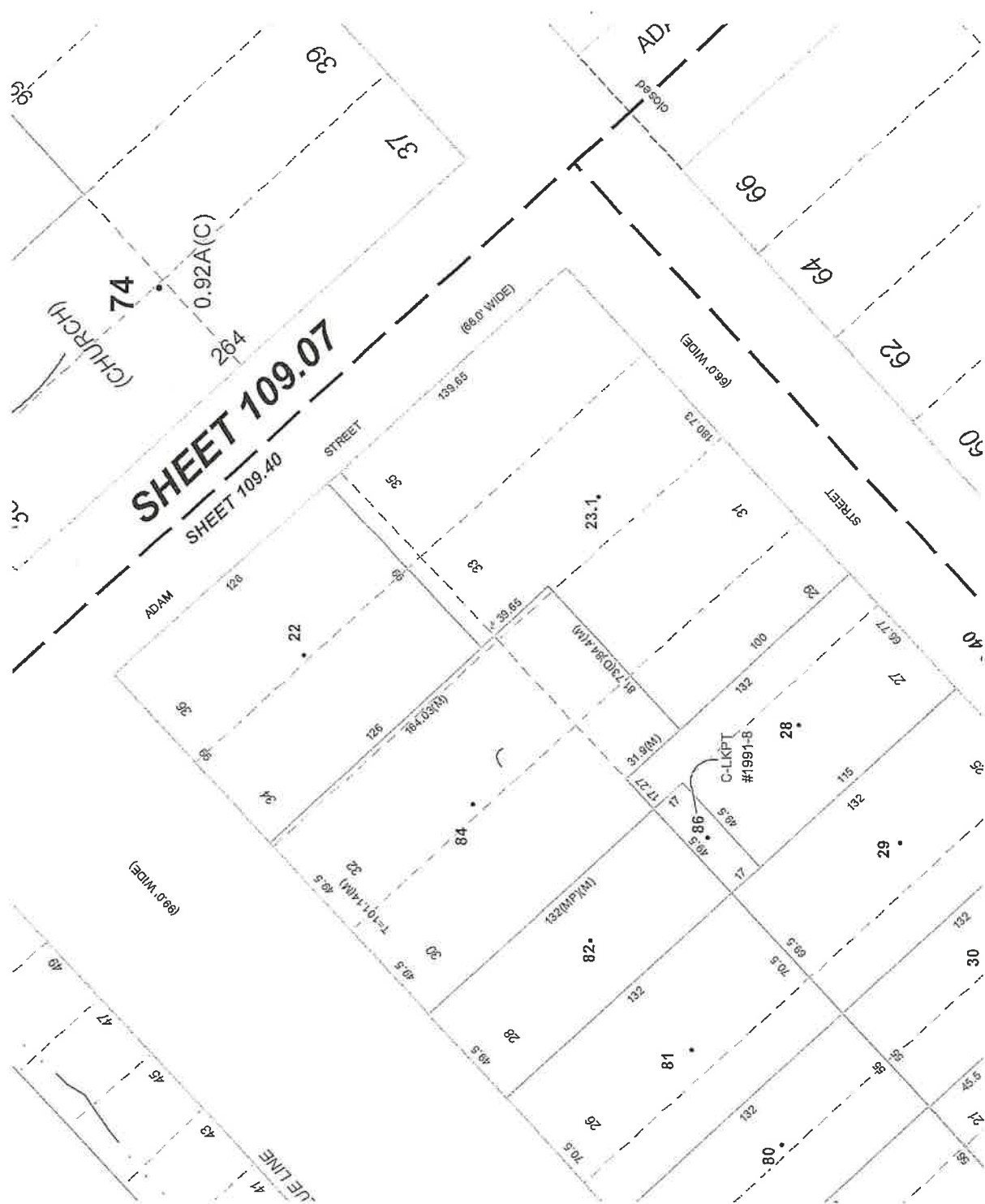
PAULA L. ROSE 01RO4809256
Notary Public, State of New York
Qualified in Niagara County
My Commission Expires 12/31/20 22

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Lockport, County of Niagara and State of New York, being part of Lot 7, Section 15, Township 14, Range 6, situate on the southeasterly side of Market Street and the northwesterly side of Garden Street and being known as Subdivision Lots 30, 31, 32, 33, 34, 35, 36 and the northeasterly 30 feet in width of Subdivision Lot 29 fronting on Garden Street, according to a Map by Jesse P. Haines in 1845, with additions in 1866, filed in the Niagara County Clerk's Office in Book 25 of Microfilmed Maps at page 2433.

Being the same premises conveyed to Harry O. Fuller and Sue Ann Fuller by Deeds recorded in the Niagara County Clerk's Office in Liber 1628 of Deeds at Page 634 and Liber 1644 of Deeds at Page 268, respectively.

Excepting and reserving premises conveyed by Liber 2963 at page 180 and recorded September 30, 1999, to Leslie R. Masters and Linda D. Masters.







17 Computer Drive West
Albany, NY 12205
518.438.9900

70 Linden Oaks, Third Floor
Rochester, NY 14625
585.866.1100

Via Electronic Delivery

March 28, 2025

City of Lockport
One Locks Plaza
Lockport, NY 14094

Attention: Jason Dool, Chief Building Inspector

**Re: Site Plan Review
Proposed Kenan Civic Arena
433 Locust Street
Lockport, NY 14094**

Jason,

On behalf of our client, The Kenan Center, we are pleased to submit the following documents:

- A. Response Letter, prepared by Bohler, dated 3/28/25
- B. Revised Site Plan, prepared by Bohler, dated 3/28/25

We are providing these documents in responses to the comments received from the Planning Board and community members during the public hearing on March 3, 2025.

Below is a summary of our responses to the comments:

1. Provide dimensions for the size of decorative art panels on the side of the building.
The current dimensions are $\pm 12' \times 18'$, or ± 216 sq. ft. each. The final dimensions will be determined during the CD phase and will be coordinated with the City Code Enforcement officer.
2. Provide height comparison for existing vs proposed building.
The existing building is $\pm 30'$ in height compared to the proposed building is $\pm 40'-8''$ to the top of the gable and $\pm 32'$ to the gutter line.
3. Will the neighbors be affected by the sound of the pickleball courts?
The intent is for the pickleball courts to be used during daylight hours only. General sound level from a pickleball court is ± 70 db at 100' feet away. A car traveling Beattie Avenue at 30mph has a decibel level of $\pm 60-65$. The closest residential buildings are $\pm 238'$ to the east on the opposite side of Beattie and $\pm 270'$ to the south. We don't anticipate the neighbors will be negatively impacted by this use given the distances provided.

BOHLER //

City of Lockport
One Locks Plaza
Lockport, NY 14094

March 28, 2025
Page 2 of 2

4. Can no parking signs be added along Beattie Ave to prevent people parking in the street?
(Community Member)

This request is already under review by the City of Lockport Traffic Advisory Committee.

5. Where does the existing sanitary sewer flow to? Will the development increase flow rates?
It's our understanding that the building has two sanitary sewer laterals. The main lateral exits the building to the north and flows to Beattie Avenue. There is a secondary lateral that exits the building in the southwest corner and flows to an existing line to the west.

The current building has an occupancy of 1,028 people. The existing sewer flow rates based on the actual water usage varies from ± 400 GPD to ± 590 GPD.

The proposed building will have an occupancy of 1,200 people. The proposed sewer flow rates are anticipated to vary from ± 470 to ± 690 GPD. It should be further noted that the new building will utilize low flow fixtures which will provide for further reduction of water usage.

6. Where will the construction entrance for the project be?

The stabilized construction entrance for the project is currently proposed on Beattie Avenue.

Should you have any questions, please contact our office at 585.866.1100.

Sincerely,
BOHLER ENGINEERING NY, PLLC



Garrett Steiner, EIT
Design Engineer | gsteiner@bohlereng.com
| (585) 330-7921

CC: John Donnelly, Director of Engineering

[illegible]

BOHLER //

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

APPLICATION: APPROVED _____ DISAPPROVED _____

**CITY OF LOCKPORT
PLANNING BOARD APPLICATION**

DESCRIPTION OF PROPOSED REQUEST:

NAME OF PROPERTY: Chase Commons

NAME OF APPLICANT: Chase Commons, LLC. PHONE: (716) 609-1599

EMAIL ADDRESS:

nmassaro@lmkrealty.net _____

ADDRESS OR LOCATION OF PROPOSAL: 327 High Street, Lockport, NY 14094

SIZE OF PARCEL OR STRUCTURE: 4.5 acres +/-

EXISTING ZONING: R1

PLEASE CHECK WHICH OF THE FOLLOWING IS BEING APPLIED FOR:

Site Plan Review ____X Special Use Permit _____ Home Occupation _____

Alteration to existing building _____ Rezoning _____ Other _____

PROPOSED REQUEST Make accommodations for an additional 16 off-street parking spaces at the property. There are currently 43 striped spaces. Adding 16 more spaces will allow each apartment unit (51 total) to have a designated parking space, with the additional 8 spaces utilized for staff and/or guest parking. Please see attached site plan (G001) outlining the proposed improvements to the property.

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. *See Above.*

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. *See attached.*

SEQRA:

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

PROPERTY OWNER'S SIGNATURE _____

APPLICANT'S SIGNATURE _____

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

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

GOOT

