



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

June 23, 2025

Megan Brewer

REGULAR MEETING

Please be advised that there will be two (2) items on the agenda for the July 7, 2025 Planning Board meeting at 5:00 p.m.

1. Fred De Cost. 117 South Street. Request to install a mural on the side of the building situated in an MR Zone.
2. Apex Consulting Survey & Engineering Services. 55 Steven Street. Request to alter the existing site plan adding a below grade loading dock situated in a MU-N 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: FRED DECOST PHONE: 266 9663

EMAIL ADDRESS: NONE

ADDRESS OR LOCATION OF PROPOSAL: 117 SOUTH (BACK BARN)
PO. Box 743 Lockport

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 X

PROPOSED REQUEST

Painting on side of barn
copy of proposal ATTACHED

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.

G-4-25

716-266 9663

FRED DECOST

117 SOUTH ST.

BACK BARN STORAGE
FOR TRACTOR + CAR
UP STAIRS EMPTY

I KNOW ALL
NEIGHBOR'S ON
ELM CT. THERE GOOD
WITH ME KEEPING
MY PROPERTY
BEAUTIFUL



PAINT 16 FT. BLACK SHAD
IMAGE OF JAPANESE
CARTOON CHARACTER
GODZILLA ON SIDE OF
BARN FACIN. DEAD END
ELM COURT

AUSTIN

APPLICATION: APPROVED _____ DISAPPROVED _____

**CITY OF LOCKPORT
PLANNING BOARD APPLICATION**

DESCRIPTION OF PROPOSED REQUEST:

Proposed NCTD OFFICE
NAME OF PROPERTY: BMBM LLC - 55 Steven St. PHONE: (716) 417-8585

BMBM LLC & Apex Consulting Survey & EN
NAME OF APPLICANT: Apex Consulting Survey & EN PHONE: (716) 437-0188

ADDRESS OR LOCATION OF PROPOSAL: 55 Steven St.

SIZE OF PARCEL OR STRUCTURE: 1.75 AC

EXISTING ZONING: R2 Residential with Special Use Permit Oct. 2024
Mixed Use - Neighborhood (CMU-N) April 2025

PROPOSED REQUEST Amended Site Plan for Below Grade
Loading Dock. Original Site Plan Approved October 2024

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. *SEQR Previously Approved October 2024*

PROPERTY OWNER'S SIGNATURE *[Signature]*

APPLICANT'S SIGNATURE *Timothy W. Delaney, PE*

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

June 18, 2025

BMBM Properties, LLC
6427 Dysinger Road
Lockport, NY 14094

To: City of Lockport Planning Board
One Locks Plaza
Lockport, Ny 14094

Members of the planning board,

Please accept this letter as formal notice that I have appointed Tim Arlington P.E. of Apex Consulting Survey and Engineering Services P.C. as our representative in the matter of the proposed loading dock at 55 Stevens Street .

Thank You,



Gregory Mulvey
BMBM Properties, LLC



PARCEL:
OWNER: GEM, LLC
TAX MAP ID #: 100-17-2-6
PARCEL SIZE: 1.75+ AC.
PROJECT AREA: 0.88+ AC.

ZONING:
CURRENT ZONING: R2 RESIDENTIAL WITH SPECIAL USE PERMIT
EXISTING USE: PREVIOUS BUSINESS OFFICE
PROPOSED USE: BUSINESS OFFICE

PARKING:
EXISTING: 115 PARKING SPACES
PROPOSED: 117 PARKING SPACES (INCLUDING 6 HANDICAP SPACES)


GREENSPACE
PROPOSED: EXISTING TO REMAIN PLUS 2 ADDED ISLANDS

SETBACKS:
FRONT: 50' Required; 126.0' Proposed
SIDE: 25' Required; 91.0' Proposed
REAR: 35' Required; 38.0' Proposed

LOT COVERAGE:
PROPOSED: MAX 30% ACTUAL 20.1%
(78,157 SF PARCEL ONLY)

- LAYOUT NOTES:**
1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCING.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF WORKERS AND OTHER PERSONS BY ANY MEASURES DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL KEEP THE JOB SITE CLEAN, ORDERLY, AND FREE OF DEBRIS ON A DAILY BASIS. FINAL CLEANUP SHALL BE TO THE OWNER'S SATISFACTION.

- ### GENERAL NOTES:
1. LOCATION OF EXISTING UTILITIES ARE APPROXIMATE. CONTRACTOR TO VERIFY LOCATION (HORIZONTAL & VERTICAL) PRIOR TO CONSTRUCTION.
 2. VERIFY ALL EXISTING CONDITIONS (I.E. AS-BUILT LOCATIONS, ELEVATIONS & DIMENSIONS) PRIOR TO BID PREPARATION AND CONSTRUCTION.
 3. CONTRACTOR IS TO OBTAIN PERMISSION TO ACCESS UTILITIES WITHIN RIGHT-OF-WAY AND/OR UNDER THE AUTHORITY OF THE CITY ENGINEER.
 4. CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO PROTECT EXISTING TREES WHICH ARE TO BE PRESERVED FROM ALL TYPES OF ROOT, TRUNK AND LIMB DAMAGE; INCLUDING BUT NOT LIMITED TO, RETAINING WALLS AND CONSTRUCTION FENCE WHICH PREVENT FILLING ON TOP, OR SOIL COMPACTION OVER ROOTS.
 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL CONSTRUCTION SPECIFICATIONS WHERE APPLICABLE AND/OR SUBJECT TO THE LATEST REVISION BY THE TOWN ENGINEER.
 6. CONTRACTOR SHALL REPAIR ALL SIDEWALKS, PAVEMENTS AND LAWN AREAS DISTURBED BY

 NOTE:
THESE PLANS DO NOT ASSURE THE PRESENCE OR LOCATION OF UTILITIES. THE CONTRACTOR SHALL NOTIFY "DIG SAFELY-NEW YORK" TOLL FREE AT 1-800-982-7598 TWO (2) FULL WORKING DAYS BEFORE THE START OF CONSTRUCTION, NOT COUNTING THE DAY OF YOUR CALL.

- ### LEGEND:
- | | | |
|------------|------|---------------------------|
| ⊕ | HYD. | HYDRANT |
| P.P | | UTILITY POLE |
| B | | RECOVERY/CATCH BASIN/DI |
| ⊙ | M.H. | MANHOLE |
| ○ | W.V. | WATER VALVE |
| —ST— | | STORM SEWER LINE |
| —SA— | | SANITARY SEWER LINE |
| —W— | | WATER LINE |
| —G— | | GAS LINE |
| —OE— | | OVERHEAD ELECTRIC WIRES |
| —UE— | | UNDERGROUND ELECTRIC |
| --- | | EXISTING CONTOUR |
| ---S00--- | | PROPOSED CONTOUR |
| + 60.71 | | EXIST. SPOT ELEVATION |
| PVT 000.00 | | PROP. SPOT ELEVATION |
| | | SELECT FILL (NO.2 R.O.C.) |
| ■ | | PROP. WALL-PAK LIGHT |
| T.B.R. | | TO BE REMOVED |

REVISIONS			BY
DATE	DESCRIPTION		DATE
03/21/24	ADD 3 PARKING SPACES, NOTE FOR RAMP		04/22/24
08/19/23	ADD LOADING DOCK & REVERSE CURBS		08/19/23

**ENGINEERING DESIGN PLANS FOR ADDITION
55 STEVENS ST. LOCKPORT, NY 14084**

PROJECT TITLE:

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

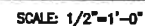
2 EAST AVENUE, LOCKPORT, NEW YORK 14094
Phone: (716) 439-0188 FAX: (716) 439-0189



ANY UNAUTHORIZED ALTERATION OR ADDITION
OF THIS DRAWING / DOCUMENT IS A VIOLATION
OF SECTION 7209 PROVISION 2 OF THE NEW
JERSEY CONSTITUTION

DATE: 09/18/24
 SCALE: 1"=20'
 PROJECT NO.: 24-038
 DRAWN BY: RFS
 DWG. NO.: **SL1**
 SHEET 1 OF

SITE LAYOUT PLAN



ANY UNAUTHORIZED ALTERATION OR ADDITION OF THIS DRAWING / DOCUMENT IS A VIOLATION OF SECTION 7208 PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW	DATE:	05/21/25
	SCALE:	AS NOTED
	PROJECT NO.:	24-038
	DRAWN BY:	SAC
Dwg. NO.: <div style="font-size: 2em; font-weight: bold; text-align: center;">S1</div>		SHEET 1 OF 1