



Building Inspection Department

Jason Dool
Chief Building Inspector

Lockport Municipal Building
One Locks Plaza
Lockport, NY 14094
Phone (716) 439-6754
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November 20, 2025

Megan Brewer

REGULAR MEETING

Please be advised that there will be one (1) item on the agenda for the December 1, 2025 Planning Board meeting at 5:00 p.m.

1. Catherine Jones. 108 Hi Point Drive. Request for a Special Use permit for a Home Occupation to utilize a portion of the home for a massage office situated in a Low Density Residential Zone.
2. City of Lockport. Local Law Amendment to the Zoning Code.

***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: 108 H. Paine Drive, Lockport PHONE: (410) 961-9624

NAME OF APPLICANT: Catherine Jones PHONE: (410) 961-9624

ADDRESS OR LOCATION OF PROPOSAL: 108 H. Paine Drive, Lockport

SIZE OF PARCEL OR STRUCTURE: 19168 Sq ft; Using 116 Sq ft

EXISTING ZONING: Residential

PROPOSED REQUEST To use a portion of the home for a massage
therapy office

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.**

Proposal for At-Home Massage Therapy Practice

108 Hi Point Drive Lockport, NY 14094

I am requesting permission to use a portion of our home for business purposes. The current structure sits on the corner of Haines Street and Hi Point Drive. The driveway (double wide, two deep), which is entered from Haines Street, will be the parking area utilized during business hours. The back of the home, which is accessible from the driveway, has a patio area. This area will be covered to provide an entryway to the business. From this patio area, clients will enter what is currently a screened porch. An ADA compliant bathroom will be installed in this room with heat and a macerating toilet. From here, clients enter what is currently a sunroom that will be sectioned off by a constructed doorway from the rest of the home. This sunroom will be the massage area. Business hours will typically run Monday, Tuesday, Thursday, and Friday from 10AM to 5:30PM and every other Saturday from 7AM to 2 PM, seeing approximately 20 clients per week.

APPLICATION: APPROVED _____ DISAPPROVED _____

**CITY OF LOCKPORT
PLANNING BOARD APPLICATION**

DESCRIPTION OF PROPOSED REQUEST:

NAME OF PROPERTY: City of Lockport Zoning Code PHONE: 716-439-6754

NAME OF APPLICANT: John J. Lombardi III PHONE: _____

EMAIL ADDRESS: jdool@lockportny.gov

ADDRESS OR LOCATION OF PROPOSAL: City of Lockport Zoning Code

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: Request to amend Chapter 190 Zoning Code

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.

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



Niagara County Planning Board

General Municipal Law §239-M Referral Form

Niagara County Use Only:

Date Received: _____

Referral #: _____

Part 1: Municipal Information

Referring Municipality: **City of Lockport**

Referring Agency:

Referring Official: **John J. Lombardi III**

Title: **Mayor**

Referring Official Signature: _____

Address: **One Locks Plaza, Lockport, New York**

Email: **jlombardi@lockportny.gov**

Phone #: **716-439-6665**

Fax #:

Applicant Name: **City of Lockport**

Email: **jlombardi@lockportny.gov**

Phone #: **716-439-6665**

Part 2: Project Information

Address of Property: **Local Law Amendment to Chapter 190 Zoning Code** Acreage:

Tax Parcel Number(s):

Current Zoning District:

Project Description

Local Law amendment to Chapter 190 Zoning Code

Previous/Future Meeting Information (REQUIRED)

Date

Reviewing Body

Part 3: Referral Type and Proximity Trigger

Referral Type (Check all that apply):

- | | |
|---|---|
| ☐ Area Variance | ☒ Zoning Text Amendment |
| ☐ Use Variance | ☒ Zoning Map Amendment |
| ☐ Special Permit | ☐ New Zoning Ordinance |
| ☐ Site Plan Review | ☐ Comprehensive Plan |
| ☐ New Local Law | ☐ Local Law Amendment |
| ☐ Moratorium | |
| ☐ Other _____ | |

Property located within 500 ft. of
(Check all that apply):

- | | |
|--------------------------|--|
| ☐ | Existing or Proposed County / State Parkway, Road or Highway, or County Owned Drainage Channel |
| ☐ | County Road: _____ |
| ☐ | NYS Road: _____ |
| ☐ | Municipal Boundary |
| ☐ | NYS / County Recreation Area |
| ☐ | NYS / County Owned Land with Public Building |
| ☐ | Farm operation located in an Agricultural District (except for area variances) |

Part 4: Required Enclosures

The Niagara County Planning Board requires adequate information upon which to make its decision. The zoning referral form will not be accepted unless all of the following information as applicable is submitted (Please check that all items are included):

- | | |
|--|--|
| ☐ Planning Board Referral Form | ☐ For zoning text amendments and local law amendments, copies of both the existing and proposed zoning / local law. |
| ☐ SEQR Environmental Assessment Form (EAF) | ☐ Copies of any local meeting minutes. |
| ☐ One set of plans sized at 8.5" x 11" or 11" x 17" (if applicable). | ☐ Any other documentation submitted to the municipality as part of the application process. |
| ☐ For variances, a copy of the code from which the relief is being requested. | |

Part 5: Representative Contact Information

A project representative must attend the Niagara County Planning Board meeting.
Meeting information will be sent to the project representative via the email address provided in this section.

Project Representative Contact Information

Name: _____ Title: _____

Email: _____ Phone #: _____

DEADLINE

All completed referrals must be received by close of business on Friday, six business days preceding the 3rd Monday of each month. Note: January and February meetings are held on the 4th Monday of the month.

LATE REFERRALS WILL BE REVIEWED BY THE NIAGARA COUNTY PLANNING BOARD THE FOLLOWING MONTH.

For County Office Use Only

Recommendation from Niagara County Planning Board

☐ Approval	☐ No Significant Countywide or Inter-community Impact
☐ Approval with Modifications	☐ Disapproval

Joseph Kibler, Chairman
Niagara County Planning Board

Date

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information

Name of Action or Project: A Local Law Amending the Zoning Code of the City of Lockport, New York		
Project Location (describe, and attach a general location map): City of Lockport, New York		
Brief Description of Proposed Action (include purpose or need): The City has determined that amendments to the Local Law adopted on March 26, 2025 necessitated revisions in light of implementing the adopted rules. 1. The proposed action will increase permissible impervious surface coverage in the Low Density Residential (LDR) District; 2. The proposed action will regulate landscaping along with fences and walls; 3. The proposed action rezones certain parcels in the Open Space zone to LDR to better align the parcels with their existing use.		
Name of Applicant/Sponsor: City of Lockport	Telephone: 716-439-6670	
	E-Mail: jdool@lockportny.gov	
Address: One Locks Plaza		
City/PO: Lockport	State: NY	Zip Code: 14094
Project Contact (if not same as sponsor; give name and title/role): Jason Dool	Telephone: 716-439-6754	
	E-Mail: jdool@lockportny.gov	
Address: One Locks Plaza		
City/PO: Lockport	State: NY	Zip Code: 14094
Property Owner (if not same as sponsor):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, ☒ Yes ☐ No or Village Board of Trustees	City of Lockport Common Council	N/A
b. City, Town or Village Planning Board or Commission ☒ Yes ☐ No	City of Lockport Planning Board	
c. City Council, Town or Village Zoning Board of Appeals ☐ Yes ☐ No		
d. Other local agencies ☐ Yes ☐ No		
e. County agencies ☒ Yes ☐ No	Niagara County Planning Board	
f. Regional agencies ☐ Yes ☐ No		
g. State agencies ☐ Yes ☐ No		
h. Federal agencies ☐ Yes ☐ No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		☐ Yes ☒ No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		☐ Yes ☒ No
iii. Is the project site within a Coastal Erosion Hazard Area?		☐ Yes ☒ No

C. Planning and Zoning

C.1. Planning and zoning actions

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☒ Yes ☐ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part I

C.2. Adopted land use plans

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☒ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐ Yes ☒ No
If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☒ Yes ☐ No
If Yes, identify the plan(s):

Area affected on rezone is currently listed as Open Space

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Open Space, municipal wide.

b. Is the use permitted or allowed by a special or conditional use permit? ☐ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☒ Yes ☐ No

If Yes,

i. What is the proposed new zoning for the site? Low Density Residential

C.4. Existing community services

a. In what school district is the project site located? Lockport City School District

b. What police or other public protection forces serve the project site?

Lockport Police Department

c. Which fire protection and emergency medical services serve the project site?

Lockport Fire Department

d. What parks serve the project site?

N/A

D. Project Details**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

b. a. Total acreage of the site of the proposed action? _____ acres

b. Total acreage to be physically disturbed? _____ acres

c. Total acreage (project site and any contiguous properties) owned
or controlled by the applicant or project sponsor? _____ acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☐ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☐ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? ☐ Yes ☐ No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated _____

- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year

- Anticipated completion date of final phase _____ month _____ year

- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

☐ Yes ☐ No				
f. Does the project include new residential uses? If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

☐ Yes ☐ No	
g. Does the proposed action include new non-residential construction (including expansions)? If Yes,	
i. Total number of structures _____ ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length iii. Approximate extent of building space to be heated or cooled: _____ square feet	

☐ Yes ☐ No	
h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? If Yes,	
i. Purpose of the impoundment: _____ ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____ iii. If other than water, identify the type of impounded/contained liquids and their source. _____ iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

☐ Yes ☐ No	
a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes:	
i. What is the purpose of the excavation or dredging? _____ ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____ _____	
☐ Yes ☐ No	
iv. Will there be onsite dewatering or processing of excavated materials? If yes, describe. _____ _____ _____	
v. What is the total area to be dredged or excavated? _____ acres vi. What is the maximum area to be worked at any one time? _____ acres vii. What would be the maximum depth of excavation or dredging? _____ feet viii. Will the excavation require blasting? ☐ Yes ☐ No ix. Summarize site reclamation goals and plan: _____ _____ _____	

☐ Yes ☐ No	
b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____ _____ _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will proposed action cause or result in disturbance to bottom sediments?

If Yes, describe:

☐ Yes ☐ No

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation?

If Yes:

☐ Yes ☐ No

- acres of aquatic vegetation proposed to be removed:

- expected acreage of aquatic vegetation remaining after project completion:

- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):

- proposed method of plant removal:

- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water?

If Yes:

☐ Yes ☐ No

i. Total anticipated water usage/demand per day:

gallons/day

ii. Will the proposed action obtain water from an existing public water supply?

If Yes:

☐ Yes ☐ No

- Name of district or service area:

- Does the existing public water supply have capacity to serve the proposal?

- Is the project site in the existing district?

- Is expansion of the district needed?

- Do existing lines serve the project site?

☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project?

If Yes:

- Describe extensions or capacity expansions proposed to serve this project:

- Source(s) of supply for the district:

iv. Is a new water supply district or service area proposed to be formed to serve the project site?

If Yes:

☐ Yes ☐ No

- Applicant/sponsor for new district:

- Date application submitted or anticipated:

- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:

vi. If water supply will be from wells (public or private), maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes?

If Yes:

☐ Yes ☐ No

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):

iii. Will the proposed action use any existing public wastewater treatment facilities?

If Yes:

☐ Yes ☐ No

- Name of wastewater treatment plant to be used:

- Name of district:

- Does the existing wastewater treatment plant have capacity to serve the project?

- Is the project site in the existing district?

- Is expansion of the district needed?

☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No

• Do existing sewer lines serve the project site? • Will line extension within an existing district be necessary to serve the project? If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____	☐ Yes ☐ No ☐ Yes ☐ No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____	☐ Yes ☐ No
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans): _____ _____	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ _____	
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? If Yes: i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or _____ acres (impervious surface) _____ Square feet or _____ acres (parcel size) ii. Describe types of new point sources. _____ iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____ _____ • If to surface waters, identify receiving water bodies or wetlands: _____	☐ Yes ☐ No
iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?	☐ Yes ☐ No ☐ Yes ☐ No
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____	☐ Yes ☐ No ☐ Yes ☐ No
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? If Yes: i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)	☐ Yes ☐ No ☐ Yes ☐ No

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☐ No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☐ No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☐ No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend
☐ Randomly between hours of _____ to _____

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐ Yes ☐ No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

iii. Will the proposed action require a new, or an upgrade to, an existing substation? ☐ Yes ☐ No

l. Hours of operation. Answer all items which apply.

i. During Construction:	ii. During Operations:
• Monday - Friday: _____	• Monday - Friday: _____
• Saturday: _____	• Saturday: _____
• Sunday: _____	• Sunday: _____
• Holidays: _____	• Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☐ No If yes: i. Provide details including sources, time of day and duration: _____
ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☐ No Describe: _____
n.. Will the proposed action have outdoor lighting? ☐ Yes ☐ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: _____
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☐ No Describe: _____
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☐ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☐ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally describe proposed storage facilities: _____
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☐ No If Yes: i. Describe proposed treatment(s): _____
ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☐ No If Yes: i. Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: _____ • Operation: _____ iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: _____ • Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☐ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing: _____

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☐ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

- ☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)
- ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☐ No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☐ No
If Yes,
i. Identify Facilities: _____

e. Does the project site contain an existing dam? ☐ Yes ☐ No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☐ No
If Yes: ☐ Yes ☐ No
i. Has the facility been formally closed?
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☐ No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☐ No
If Yes: ☐ Yes ☐ No
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:
☐ Yes – Spills Incidents database Provide DEC ID number(s): _____
☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
☐ Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☐ No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

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m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____	
n. Does the project site contain a designated significant natural community? ☐ Yes ☐ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: _____ • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☐ No	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☐ No	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☐ No If yes, give a brief description of how the proposed action may affect that use: _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☐ No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☐ No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☐ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☐ No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? ☐ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based: _____

f. 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? ☐ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☐ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☐ No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☐ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

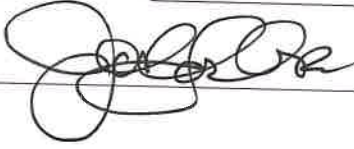
Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Mayor John J. Lombardi III Date _____

Signature  Title _____

PRINT FORM

Project: Date:

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?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
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?	☒	☐
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?	☒	☐
7. Will the proposed action impact existing	☒	☐
a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands waterbodies, groundwater, air quality, flora and fauna)?	☒	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐

Project: _____

Date: _____

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.

- ☐ 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.
- ☒ 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

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

PRINT FORM

LOCAL LAW NO. ____ OF THE YEAR 2025

CITY OF LOCKPORT

COUNTY OF NIAGARA, STATE OF NEW YORK

A Local Law Amending the Zoning Code of the City of Lockport, New York

WHEREAS, on March 26, 2025, the City of Lockport adopted a comprehensive update to Chapter 190 (Zoning) of the City Code and the Official Zoning Map; and

WHEREAS, in administering the new code, the City, through the Building Department, has identified certain matters which warrant technical corrections and clarifications; and

WHEREAS, the proposed amendments are intended to (i) increase permissible impervious surface coverage in the Low Density Residential (LDR) District to better reflect prevailing built conditions and reduce administrative burdens; (ii) regulate landscaping along with fences and walls to protect public safety and maintain neighborhood character; and (iii) rezone certain parcels to LDR to better align the Zoning Map with existing and planned residential use patterns; and

WHEREAS, the City of Lockport Planning Board has reviewed the proposed action on _____, issued a recommendation in favor of adoption, and found the amendments to be consistent with the City's Comprehensive Plan; and

WHEREAS, pursuant to General Municipal Law § 239-m, the proposed action was required to be referred to the Niagara County Planning Board, and on _____, the Board issued no adverse recommendation; and

WHEREAS, the Common Council held a duly noticed public hearing on _____, at which all persons who wished to speak were heard; and

WHEREAS, the Common Council, as Lead Agency under State Environmental Quality Review Act (SEQRA), has reviewed the proposed action, including the Short Environmental Assessment Form, and determined that the action will not result in any significant adverse environmental impacts and issued a Negative Declaration; and

WHEREAS, the Common Council finds that the amendments are in accordance with the City's Comprehensive Plan, and are necessary to correct recently adopted provisions pursuant to the same authority as referenced in the Local Law adopted on March 26, 2025; now therefore

BE IT ENACTED by the Common Council of the City of Lockport as follows:

- I. Authority: This local law is hereby adopted pursuant to Municipal Home Rule Law § 10 and General City Law § 20(24).

II. Amendment to Bulk Requirements – Max Gross Impervious Surface in Low Density Residential District

The City of Lockport Code, as contained in Chapter 190, Article 20, § 190-20.5 Bulk requirements, is hereby amended as follows:

Max Gross Impervious Surface in the LDR district shall be modified to state:

For Lot sizes up to 1 acre, Max Gross Impervious Surface shall be 40%

For Lot sizes over 1 acre, Max Gross Impervious Surface shall be 30%

All other provisions of § 190-20.5 shall remain unaltered.

III. Amendments to Regulate Landscaping Pursuant to Additional Use Restrictions

The City of Lockport Code, as contained in Chapter 190, Article 24, § 190-24.13 Fences and walls, is hereby amended as follows:

1. The title to § 190-24.13 shall be amended to state, “Fences, Walls, and Landscaping.”
2. § 190-24.13(A)(1) shall be amended in its entirety to state the following: “Fences, walls, and landscaping may be permitted in all yard areas and along property lines, provided all other applicable requirements of this chapter are met.”
3. § 190-24.13(A)(2) shall be amended in its entirety to state the following: “It shall be the responsibility of the property owner to ensure all fencing, walls, and/or landscaping are located upon their own property and not on adjoining property.”
4. § 190-24.13(A)(4) shall be amended in its entirety to state the following: “No fencing, walls, or landscaping shall be installed or replaced which poses a potential hazard to either pedestrians or motorists by restricting vision.”
5. § 190-24.13(B)(1) shall be amended in its entirety to state the following: “Fencing, walls, or landscaping located within the front yard shall not exceed three feet in height for closed fencing or four feet in height for fencing which is at least 50% opaque.”
6. § 190-24.13(B) shall be amended to include a subdivision (4), which shall read as follows: “All landscaping, including lawns, bushes, trees, and shrubs, shall be continuously maintained in a healthy, neat, and orderly condition. Maintenance shall include, as appropriate, mowing, trimming, pruning, weeding, or removal of dead, diseased or hazardous vegetation. Vegetation shall not encroach onto sidewalks, driveways, public rights-of-way, and

adjoining property, and shall not obstruct required lighting, address visibility, or traffic sight lines.”

Any and all other provisions of § 190-24.13 not referenced in this section herein shall remain in full force and effect and shall not be modified.

IV. Rezoning Certain Parcels from Open Space to Low Density Residential

The City of Lockport Code, as contained in Chapter 190, more particularly designated in § 190-11.3(A) as the “Official Zoning Map of the City of Lockport,” shall be amended to provide for a change in the Zoning Map whereby the Zoning classification of certain parcels of land identified as:

- A. 1101 West Jackson Street, Lockport, NY 14094 (SBL #: 108.07-1-5.1)
- B. 1141 West Jackson Street, Lockport, NY 14094 (SBL #: 108.07-1-3.1)
- C. 1145 West Jackson Street, Lockport, NY 14094 (SBL #: 108.07-1-4)
- D. 1201 West Jackson Street, Lockport, NY 14094 (SBL #: 108.07-1-2.1)
- E. 1227 West Jackson Street, Lockport, NY 14094 (SBL #: 108.07-1-2.2)
- F. 1265 West Jackson Street, Lockport, NY 14094 (SBL #: 108.07-1-1)
- G. 999 Niagara Street, Lockport, NY 14094 (SBL #: 108.11-1-1)
- H. 998 Niagara Street, Lockport, NY 14094 (SBL #: 108.11-1-11)
- I. 702 Niagara Street, Lockport, NY 14094 (SBL #: 108.11-2-2.1)

are hereby rezoned from Open Space (OS) to Low Density Residential (LDR).

V. Filing: This Local Law shall take effect immediately upon filing with the Secretary of State.