

CITY OF LOCKPORT
COMMON COUNCIL PROCEEDINGS

Lockport Municipal Building

Regular Meeting
Official Record

March 11th, 2026
6:00 P.M.

Mayor John Lombardi III called the meeting to order.

ROLL CALL

The following Common Council members answered the roll call:
Alderman Craig, Wyche, O'Malley, Fogle and Kirchberger
Absent: Jon Wiley

INVOCATION – Pastor Steve O'Mara

ANNOUNCEMENTS

RECESS

Recess for public input.

031126.1

APPROVAL OF MINUTES

On motion of Alderman Craig, seconded by Alderman Kirchberger, the minutes of the Regular Meeting of February 25th, 2026 are hereby approved as printed in the Journal of Proceedings. Ayes 5.

PUBLIC HEARING

The Mayor announced a public hearing to consider citizen comments regarding A Local Law Enacting a Temporary Moratorium on Multiple-Family Uses Greater than 25 Units in the MU and MLI Districts in the City of Lockport.

The Mayor asked the City Clerk if any petitions or communications relative to the proposed Local Law # 1 of 2026 have been received.

3/11/2026 Rachel Sosebee, 74 Akron shared a letter of opposition to this proposed resolution.

Recess for public input.

The Mayor closed the public hearing.

FROM THE MAYOR

Appointments:

2/26/2026 Adam J. Wagner is hereby appointed to Public Works Mechanic for the City of Lockport Highways and Parks Department effective February 18th, 2026. Said appointment is permanent and subject to the City of Lockport Municipal Civil Service Rules and Regulations.

3/5/2026 Mark J. Haenle is hereby appointed to Public Works Supervisor for the City of Lockport Highway and Parks Department effective 1/23/2026. Said appointment is permanent and subject to the City of Lockport Municipal Civil Service Rules and Regulations.

FROM THE CITY CLERK

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

Reviewed by the Finance Committee.

031126.2

By Alderman Craig:

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 March 12th, 2026

Seconded by Alderman Wyche and adopted. Ayes 5.

031126.3

By Alderman Wyche:

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>
Luca Quagliano	25	Fire Chief
Alex Callara	5	Municipal Worker
Nathan Daigler	5	Firefighter
Tyler Harrington	5	Firefighter
John Roessler	5	Firefighter
Justin Desabrais	5	Firefighter

Seconded by Alderman O'Malley and adopted. Ayes 5.

031126.4

By Alderman O'Malley:

Local Law No.1 of the year 2026

A Local Law Enacting a Temporary Moratorium on Multiple-Family Uses greater than Twenty-Five Units in the MU and MLI Districts

Be it enacted by the City Counsel of the City of Lockport as follows:

Section 1: Short Title

This local law shall be cited as Local Law No. 1 of 2026 of the City of Lockport and is entitled "A Local Law Enacting a Temporary Moratorium on Certain Multi-Family Developments."

Section 2: Legislative Findings

The City of Lockport has recently significantly updated its Comprehensive Plan and Zoning Code. It is inevitable that implementation of these significant changes would reveal potential gaps in the Code and considerations not fully evaluated in the Comprehensive Plan and resulting Code. One such situation that has arisen is the allowance of significant numbers of multi-family dwellings in the MU and MLI districts. The greater density caused by more than twenty-five such units within existing and new structures presents potential impacts on community services and other aspects of the environment that may not have been fully considered in adopting the current Plan and Code. Allowing a large number of dwelling units in multiuse buildings, particularly in high-density areas, has profound, often contradictory, environmental and community impacts. For example, while high-density development can be more sustainable than suburban sprawl, it creates significant strain on local infrastructure if not managed properly. Higher density allows for more housing on less land, which can reduce urban sprawl and conserve surrounding natural ecosystems, but conversely, high-density, large-scale, and, when poorly planned, multiuse structures can contribute to the "urban heat island" effect and increase stormwater runoff due to impervious surfaces. A massive increase in residents can overwhelm local services, including sanitation, fire, police, and healthcare, leading to longer wait times and reduced quality of service. The concentration of people can strain aging, existing water, sewer, and electrical systems, requiring significant upgrades. While reducing overall car reliance, intense, high-density development can cause immediate, localized traffic jams and overcrowding of public transit networks.

To address these concerns, the City Council believes that the City Comprehensive Plan and Zoning Ordinance should be evaluated as they pertain to multi-family dwellings within the MU and MLI Districts to ensure they are responsibly developed, and placed and sited in harmony with surrounding uses and in appropriate areas of the City to protect and promote the public health, welfare and safety. A moratorium is necessary to temporarily prohibit the establishment of multi-family dwellings over twenty-five units in the MU and MLI Districts to preserve the status quo while affording the City Council sufficient time to evaluate and to amend the City Zoning Code, if appropriate.

Section 3: Authority

This moratorium is enacted by the City Council of the City of Lockport pursuant to its authority to adopt local laws under Article IX of the New York State Constitution and Municipal Home Rule Law Section 10.

Section 4: Moratorium

For a period of six (6) months from the effective date of this Local Law, there is hereby enacted a moratorium on the granting of approvals by the City of Lockport for the establishment, location, and operation of multiple family dwellings (as defined in § 190-51.1 of the Zoning Code). with a capacity of more than twenty-five (25) units, in the Mixed Light Industrial and all

Mixed Use districts (as defined in Article 21 of the Zoning Code), including but not limited to applications for rezoning, special use permits, site plans, variances, and building permits. Applications may be received and processed, including the holding of public hearings, but no approvals may be granted during the term of this moratorium.

Section 5: Variances

The City Council shall have the power, after a public hearing, to vary or modify the application of any provision of this Local Law upon its determination that strict application of this Local Law would impose practical difficulties or extraordinary hardships upon an applicant and that the variance granted would not adversely affect the health, safety or welfare of the citizens of the City or significantly conflict with the general purpose and intent of this Local Law. Any request for a variance shall be in writing and filed with the City Clerk. All such applications shall promptly be referred to the City Clerk, which shall conduct a Public Hearing on the application on not less than five (5) days public notice and shall make its decision within thirty (30) days after the close of the Public Hearing.

Section 6: Severability

The invalidity of any word, section, clause, paragraph, sentence, part or provision of this Local Law shall not affect the validity of any other part of this Local Law which can be given effect without such invalid part or parts.

Section 7: Repeal Of Other Laws

All local laws in conflict with provisions of this Local Law are hereby superseded and suspended for the duration of this moratorium and for any additional period that this Local Law is extended. This Local Law also supersedes, amends and takes precedence over any inconsistent provisions of New York State General City Law, the City's Municipal Home Rule powers, pursuant to Municipal Home Rule Law Sections 10 and 22. The General City Law provisions intended to be superseded include all of the Articles 3 and 5-a of the General City Law, and any other provision of law that the City may supersede pursuant to the Municipal Home Rule Law and the Constitution of the State of New York. The courts are directed to take notice of this legislative intent and to apply such intent in the event the City has failed to specify any provisions of law that may require supersession. The City Council hereby declares that it would have enacted this local law and superseded such inconsistent provision had it been apparent.

Section 8: Effective Date

This Local Law shall take effect immediately, as provided by law, upon filing with the New York State Secretary of State.

Motion made by Alderman Craig to table resolution 031126.4. Seconded by Alderman Fogle. A roll call vote was taken which resulted as follows:

<i>Alderman Craig</i>	<i>Aye</i>	
<i>Alderman Wyche</i>	<i>Aye</i>	
<i>Alderman O'Malley</i>		<i>No</i>
<i>Alderman Fogle</i>	<i>Aye</i>	
<i>Alderman Kirchberger</i>		<i>Aye. Motion carried.</i>

031126.5

By Alderman Craig:

Resolution for Engaging Professional Services to Prepare Local Waterfront Revitalization Program

Whereas, the City of Lockport (City) has received a grant (Contract No. C1002291) from the New York State Department of State (DOS) for \$85,000 with \$15,000 required local match to prepare a Local Waterfront Revitalization Program (LWRP); and

Whereas, the City issued a Request for Qualifications (RFQ) on January 2, 2026 for consultants to assist the City with preparation of the LWRP; and

Whereas, the City received a qualifications statement from LaBella in advance of the January 30th, 2026, 4:00 pm deadline; and

Whereas, LaBella's qualifications were reviewed by a team of City representatives and LaBella was deemed well qualified to prepare the City LWRP; now, therefore be it

Resolved that the Mayor be authorized to execute an agreement with LaBella, 300 Pearl Street, Suite 130, Buffalo, New York 14202 for professional services to prepare the City LWRP for a fee not-to-exceed \$100,000.

Seconded by Alderman Kirchberger and adopted. Ayes 5.

031126.6 Withdrawn

031126.7

By Alderman Kirchberger:

Resolved that pursuant to their request, the VFW Post 2535 organizers for a Leprechaun 5K run and Leprechaun-in-training 1.5-mile walk are hereby granted permission to conduct the run and walk on Saturday, March 21st, 2026 starting at 9:00 am. Said permission is subject to the VFW filing a certificate of insurance with the City Clerk naming the City of Lockport as additional insured, and subject to approval of the race route by the Police Chief, and be it further

Resolved that the Director of Highways, Parks and Water Distribution is hereby authorized and directed to arrange for delivery of barricades to said area prior to the event.

Seconded by Alderman Wyche and adopted. Ayes 5.

031126.8

By Alderman Kirchberger:

Resolution Establishing one (1) Public Works Supervisor (water) Position and Abolishing one (1) Senior Water Maintenance Worker Position

Whereas, the Common Council has been advised of operational and staffing challenges within the Water Distribution Division of the Department of Public Works, including increased overtime, supervisory workload, and employee burnout; and

Whereas, the Director of Streets and Parks has evaluated the staffing structure within the Water Distribution Division and recommended a restructuring of positions to improve operational efficiency and supervisory coverage; and

Whereas, the proposed restructuring would establish one (1) Public Works Supervisor (Water) position and abolish one (1) Senior Water Maintenance Worker position within the Water Distribution Division; and

Whereas, this restructuring results in no net change to the total number of full-time equivalent positions within the division (FX.8340 – Water Distribution); and

Now therefore be it resolved, by the Common Council of the City of Lockport as follows:

1. The position of Public Works Supervisor (Water) is hereby established within the Water Distribution Department (FX.8340).
2. The position of Senior Water Maintenance Worker within the Water Distribution Department (FX.8340) is hereby abolished.
3. The Director of Finance is hereby authorized and directed to make any necessary budget amendments to reflect the financial impact of this restructuring.
4. This resolution shall take effect immediately.

Seconded by Alderman Wyche and adopted. Ayes 5.

031126.9

By Alderman Fogle:

Whereas, the Locks Heritage District Corporation (LHDC) successfully applied for a grant from the New York State Canal Corporation through the Erie Canal National Heritage Corridor Commission to fund the design and installation of a tactile map on Canal Street overlooking the historic Erie Canal Flight of Five Locks; and

Whereas, a tactile map is a specialized, accessible mapping tool designed to convey spatial layout, orientation, and wayfinding information through tactile elements such as raised lines, contrasting textures, and Braille or embossed text. While essential for individuals who are blind or have low vision, tactile maps also enhance navigation and spatial understanding for sighted users, serving as a universal design feature that benefits the broader public; and

Whereas, the LHDC has previously installed and maintained interpretive signs on Canal Street and throughout the Locks District and has a demonstrated track record of creating world class interpretive elements and proper maintenance of those elements; now be it

Resolved, that the Common Council, on behalf of the City of Lockport, authorizes the LHDC to install a tactile map on Canal Street, pending a review and approval of the final location from the Chief Building Inspector.

Seconded by Alderman O'Malley and adopted. Ayes 5.

031126.10

ADJOURNMENT

At 7:14pm Alderman O'Malley moved the Common Council be adjourned until 6:00pm, Wednesday, March 25th, 2026.

Seconded by Alderman Fogle and adopted. Ayes 5.

Emily Stoddard
City Clerk

City Clerk

From: Rachel Sosebee <family.sosebee@gmail.com>
Sent: Wednesday, March 11, 2026 1:35 PM
To: mayor@lockportny.gov
Subject: [EXTERNAL] please vote against the housing moratorium

Dear Mayor Lombardi-

I am writing in opposition of the moratorium on housing units of 25 or more being discussed and voted on tonight.

The moratorium blocks a current project with a lot of potential and it creates an unnecessary stumbling block for future housing projects if the current Bewley Building project does not go through.

We have moved a few times and have been blessed to move to cities at the beginning of their growth. That growth always included partnerships with outside companies and resources. Their downtowns also eventually included mixed-use housing for multiple incomes and for multiple generations. This moratorium would add an unnecessary challenge to finding partners and investors able to create such space and maintain the wonderful historic setting we have inherited as a city.

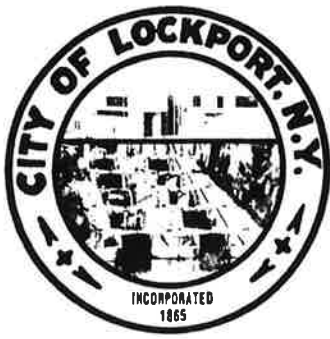
One of the things Lockport has that none of our other cities have had is an opportunity to also grow their tourism industry through an abiding connection with their history. Lockport has a beautiful historic set of buildings and stories to tell that have a new life to give.

Lockport has a growing downtown with businesses owned and frequented by a variety of generations. It is exciting to be part of this growth. Please do not hinder it by putting this moratorium in place. The Bewley Building project has the potential to build a bridge between the past and the future. The nicer apartments give a bridge for students and young professionals to put down roots and move beyond frat-house-like living. It also creates a bridge for retirees to stay in Lockport, without having to take on the responsibility of a yard and other maintenance. We don't have many options for either. Putting this moratorium in place would halt these kinds of opportunities.

Please vote no on this moratorium. Give Lockport's generations a chance for better housing that can grow with them. Give Lockport's downtown a chance to continue to grow. Please open paths, not shut them down. Vote no.

Thank you for the work you do as alderman for Ward 5. Your work, seen and unseen, is appreciated. Thank you for being part of making Lockport such a great place to live.

Rachel Sosebee
74 Akron Street



CITY OF LOCKPORT, NEW YORK

Lockport Municipal Building
One Locks Plaza
Lockport, NY 14094

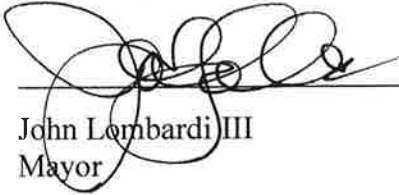
February 26, 2026

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 III, Mayor of said City, do hereby appoint Adam J. Wagner to Public Works Equipment Mechanic for the City of Lockport Highway and Parks Department effective February 18, 2026.

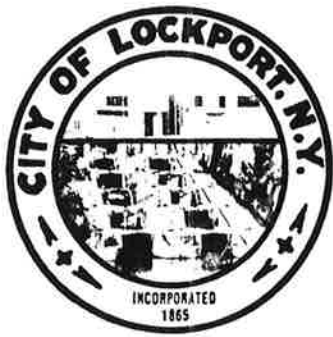
Said appointment is permanent and subject to the City of Lockport Municipal Civil Service Rules and Regulations.

Witness by hand and the Seal of the City of Lockport this 26th day of February 2026.



John Lombardi III
Mayor

cc: A. Wagner
C. Dimmick
City Clerk



CITY OF LOCKPORT, NEW YORK

Lockport Municipal Building
One Locks Plaza
Lockport, NY 14094

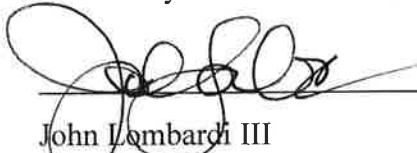
March 5, 2026

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 III, Mayor of said City, do hereby appoint Mark J. Haenle II to Public Works Supervisor for the City of Lockport Highway and Parks Department effective January 23, 2026.

Said appointment is permanent and subject to the City of Lockport Municipal Civil Service Rules and Regulations.

Witness by hand and the Seal of the City of Lockport this 5th day of March 2026.



John Lombardi III
Mayor

cc: M. Haenle
C. Dimmick
City Clerk

City Clerk

From: Kristin Schubring <kschubring@lockportny.gov>
Sent: Tuesday, March 10, 2026 2:04 PM
To: deputyclerk@lockportny.gov
Cc: cityclerk@lockportny.gov
Subject: AP Fund Totals 3/11/26

Hello,

Invoices to be approved at the meeting on 3/11/26 are as follows:

2025

Fund G Sewer - \$15,500

Total - \$15,500

2026

Fund A General - \$137,485.34

Fund CD Community Development - \$6,500.00

Fund CL Refuse & Recycling - \$104,462.24

Fund FX Water - \$38,696.09

Fund G Sewer - \$31,263.48

Fund MS Health Insurance - \$1,505.10

Total - \$319,912.25

Please let me know if you have any questions.

Thanks!



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

Employee Birthday Anniversary Report

Anniversary Date

March

Employee	Benefit Group	Date	Years	
Department Build Maint - Building Maintenance				
1432 Callara, Alexander J	AFSCME - AFSCME	3/19/2021	5	Municipal Worker
Department Build Maint - Building Maintenance Totals Employees 1				
Department Finance - Finance Department				
1174 Previte, Jennifer L	CSEA35 - CSEA 35 Hours	3/5/2018	8	
Department Finance - Finance Department Totals Employees 1				
Department Fire - Fire Department				
1123 Quagliano, Luca C.P.	FIRE - Fire	3/26/2001	25	Fire Chief
1423 Daigler, Nathan A	FIRE - Fire	3/1/2021	5	Firefighter
1422 Harrington, Tyler K	FIRE - Fire	3/1/2021	5	Firefighter
1426 Roessler, John R	FIRE - Fire	3/1/2021	5	Firefighter
1431 Desabrais, Justin A	FIRE - Fire	3/9/2021	5	Firefighter
Department Fire - Fire Department Totals Employees 5				
Department Police - Police Department				
1081 DiTullio, Kendra L	POLICE - Police	3/3/2003	23	
1113 Nevins, Henry P	POLICE - Police	3/3/2003	23	
1070 Belling, Marshall K	POLICE - Police	3/10/2008	18	
1124 Glenn, Heather M	POLICE - Police	3/30/2008	18	
1108 Meerboth, Paul C JR	POLICE - Police	3/31/2008	18	
1129 Pino, Laura K	POLICE - Police	3/30/2009	17	
1137 Tarnowski, Steven J	POLICE - Police	3/30/2009	17	
1122 Pytlik, David P	POLICE - Police	3/1/2010	16	
1102 Litten, Michael J	POLICE - Police	3/8/2018	8	
1321 Costello, Michael W.L	POLICE - Police	3/6/2020	6	
1515 Allore, Elizabeth M	CSEA35PT - CSEA 35 Hour Part Time	3/2/2023	3	
1516 Diebel, William C	POLICE - Police	3/6/2023	3	
1517 Gelnett, Corey M	POLICE - Police	3/6/2023	3	
1518 Gross, Stephen J	POLICE - Police	3/7/2023	3	
Department Police - Police Department Totals Employees 14				
Department Public Works - Public Works				
1045 Starks, Derrick J	AFSCME - AFSCME	3/19/2007	19	
1049 Pratt, Kristopher W	AFSCME - AFSCME	3/3/2008	18	
Department Public Works - Public Works Totals Employees 2				
Department Waste Water - Waste Water Department				
1035 Diel, Joel P	CSEA40 - CSEA 40 Hours	3/28/2003	23	
1157 Peacock, Christopher	DEPT 80 - Department Head 80 Hour	3/28/2003	23	
Department Waste Water - Waste Water Department Totals Employees 2				
Department Water Admin - Water Administration				
1155 Prica, Yvonne M	CSEA35 - CSEA 35 Hours	3/13/2000	26	
1226 Elliston, Sandra E	CSEA35 - CSEA 35 Hours	3/18/2019	7	
Department Water Admin - Water Administration Totals Employees 2				

City of Lockport

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 2/12/26, PAID on date 2/19/26 is approved at dollars, \$1,000,379.70

Civil Service Mary Pat Filbert

Pay Day Register

Pay Date Range 01/30/26 - 02/12/26

Pay Batch 02/19/26

Pay Batch 02/19/26 Total

Employees in Pay Batch 221

Female Employees in Pay Batch 47

Hours Description	Hours	Gross	Withholdings and Deductions	Gross Base	Benefits	Gross Base
207A Disability - 207A Disability	160.0000	1,844.10	Gross	1,000,379.70	Health Ins 298 Class 2 Family	32,677.19 .00
ALWP - Administrative Leave with	80.0000	3,462.70	Imputed Income		Health Ins 298 Class 2 Single	11,422.46 .00
BERV - Bereavement	32.0000	1,599.32	Federal	131,708.41	Health Ins 298 Class 3 Family	87,710.69 .00
CMPE 1.0 - Comp Earned @ 1.0	116.0000	.00	FICA	61,058.10	Health Ins 298 Class 3 Single	9,298.66 .00
CMPE 1.5 - Comp Earned @ 1.5	1.0000	.00	Medicare	14,279.72	Health Ins 298 Class 4 Family	8,314.76 .00
CMPU - Comp Time Used	273.2500	8,548.08	New York State	53,218.07	Health Ins 298 Class 4 Single	2,585.07 .00
EDAY - Extra Day	212.0000	9,163.53	3% - RET ERS TIER 6	2,279.36	Total	\$152,008.83
FHDE - Floating Holiday Earned	457.1700	.00	3% - RET ERS TIER 6 OT	322.32		
FHDU - Floating Holiday Used	108.0000	3,534.64	3% - RET PF TIER 6	557.30	Employer Taxes	Gross Base
FLSA - FLSA	.0000	264.97	3% - RET PF TIER 6 OT	154.32	FICA	61,058.10 984,808.40
FMLE - FMLA Extra Day	16.0000	815.64	3.5% - RET ERS TIER 6	1,710.37	Medicare	14,279.72 984,808.40
FMLN - FMLA Leave without Pay	28.0000	.00	3.5% - RET ERS TIER 6 OT	226.33	Total	\$75,337.82
FMLS - FMLA Sick Used	248.0000	10,942.42	3.5% - RET PF TIER 6	5,349.65	Workers' Comp	Gross Base
JURY - Jury Duty	8.0000	208.40	3.5% - RET PF TIER 6 OT	303.94	Workers Compensation - General	15,479.12 516,107.55
OOT - Out of Title	479.0000	22,248.99	4.5% - RET ERS TIER 6	568.31	Workers Compensation - Sewer	1,652.09 51,315.31
OOT OT 1.5 - Out of Title OT at	17.0000	748.94	4.5% - RET ERS TIER 6 OT	69.43	Workers Compensation - Water	1,524.80 52,886.52
OT 1.0 - Overtime at Straight 1.0	27.0000	723.65	4.5% - RET PF TIER 6	4,736.01	Workers Compensation 50%	342.08 6,080.37
OT 1.5 - Overtime @ 1.5	1,451.7500	76,968.43	4.5% - RET PF TIER 6 OT	226.29	Total	\$18,998.09
OT 1.5 SHIFT 10% - OT @ 1.5	32.0000	1,618.64	457 % Deduction	13,186.04		
OT 1.5 SHIFT 15% - OT @ 1.5	100.0000	4,924.32	457 Flat Dollar Deduction	12,975.00		
PRSU - Personal Used	210.5000	7,864.02	5.75% - RET ERS TIER 6	222.55	Direct Deposits	Amount
REG - Regular	12,725.0000	442,400.10	5.75% - RET PF TIER 6	7,452.43	Armed Forces Bank	1,920.00
REG PT - Regular Part Time	183.2500	6,304.20	5.75% - RET PF TIER 6 OT	421.48	Bancorp Bank	1,453.52
REG SHIFT 10% - Regular Shift	160.0000	5,219.48	6% - RET PF TIER 6	548.74	Bank of Akron	7,997.17
REG SHIFT 15% - Regular Shift	376.0000	12,598.29	AFLAC POSTTAX	325.92	Bank of America	18,566.92
REGS - Regular Seasonal	80.0000	1,280.00	AFLAC PRETAX	415.66	BANK OF AMERICA (2)	10,835.55
RET REF1 - Ret Refund Contrib &	.0000	553.33	ALLSTATE POSTTAX	513.60	BANK OF AMERICA (4)	1,690.14
RETRO - Retroactive Pay	.0000	337,664.97	ALLSTATE PRETAX	548.24	BANK OF AMERICA (6)	76.28
RGS - Regular - Salary	70.0000	.00	Child Support - Amount	2,579.70	Bank on Buffalo	5,119.04
SAL - Salary	.0000	3,806.51	COLONIAL LIFE POSTTAX	95.21	Capital One 360	3,480.22
SAL PT - Salary Part Time	.0000	1,865.37	COLONIAL LIFE PRETAX	32.88	Chase Bank	6,377.25
SCKE - Sick Earned	1,992.1250	.00	Firefighter Life Ins	170.65	Chase Bank (2)	2,002.01
SCKU - Sick Used	549.2500	18,025.82	FSA PRETAX	810.83	Chime	1,552.60
VACB - Vacation Buy Out -	80.0000	3,821.66	Health Ins 298 Class 2 Family	3,042.00	Citizens Bank	24,228.74
VACE - Vacation Earned	132.2548	.00	Health Ins 298 Class 2 Single	1,124.97	Cornerstone Comm FCU	199,929.52
VACU - Vacation Used	283.0000	11,359.18	Health Ins 298 Class 3 Family	2,609.35	Discover Bank	800.00
Total	20,687.5498	\$1,000,379.70	Health Ins 298 Class 3 Single	822.38	Encompass Niagara FCU	195.00
			Health Ins 298 Class 4 Family	988.49	ESL FCU	1,552.23
			Health Ins 298 Class 4 Single	310.20	Evans Bank	550.00

8897.39

City of Lockport

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

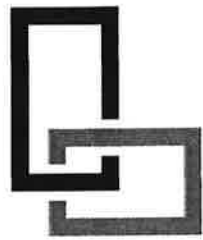
2/26/26, PAID on date 3/5/26
 is approved at dollars, \$ 657,991.97
 Civil Service Mary Beth Gilbert

Pay Day Register
 Pay Date Range 02/13/26 - 02/26/26
 Pay Batch 03/05/26

Pay Batch 03/05/26 Total
 Employees In Pay Batch 219
 Female Employees in Pay Batch 46

Hours Description	Hours	Gross	Withholdings and Deductions	Gross Base	Benefits	Gross Base
207A Disability - 207A Disability	160.0000	1,844.10	Gross	657,991.97	Health Ins 298 Class 2 Family	33,772.29
ALWP - Administrative Leave with	108.0000	4,194.26	Imputed Income		Health Ins 298 Class 2 Single	11,422.46
BERV - Bereavement	76.0000	2,860.69	Federal	73,139.73	Health Ins 298 Class 3 Family	87,710.69
CMPBS - Comp Buy Out -	25.5000	666.26	FICA	39,840.26	Health Ins 298 Class 3 Single	9,298.66
CMPE 1.0 - Comp Earned @ 1.0	165.3750	.00	Medicare	9,317.40	Health Ins 298 Class 4 Family	8,314.76
CMPE 1.5 - Comp Earned @ 1.5	7.0000	.00	New York State	32,540.06	Health Ins 298 Class 4 Single	2,585.07
CMPU - Comp Time Used	305.0000	10,213.63	3% - RET ERS TIER 6	2,315.99	Total	\$153,103.93
EDAY - Extra Day	322.0000	13,006.92	3% - RET ERS TIER 6 OT	289.19	Employer Taxes	
FHDU - Floating Holiday Used	292.0000	10,341.96	3% - RET PF TIER 6	500.00	FICA	39,840.26
FLSA - FLSA	.0000	126.19	3% - RET PF TIER 6 OT	39.60	Medicare	9,317.40
FMLS - FMLA Sick Used	176.0000	8,636.12	3.5% - RET ERS TIER 6	1,708.72	Total	\$49,157.66
HOL - Holiday	284.0000	9,449.50	3.5% - RET ERS TIER 6 OT	283.16	Workers' Comp	
HOLW - Holiday Worked	232.0000	15,746.91	3.5% - RET PF TIER 6	2,550.48	Workers Compensation - General	15,735.68
HOT 2.25 - Holiday Overtime 2.25	20.0000	1,893.45	3.5% - RET PF TIER 6 OT	351.71	Workers Compensation - Sewer	1,580.26
LWOP - Leave Without Pay	10.0000	.00	4.5% - RET ERS TIER 6	568.31	Workers Compensation - Water	1,524.80
OOT - Out of Title	660.0000	31,253.75	4.5% - RET PF TIER 6 OT	12.82	Workers Compensation 50%	342.08
OT 1.0 - Overtime at Straight 1.0	24.0000	649.92	4.5% - RET PF TIER 6	2,061.28	Total	\$19,182.82
OT 1.5 - Overtime @ 1.5	1,075.7500	58,779.07	4.5% - RET PF TIER 6 OT	220.60	Direct Deposits	
OT 1.5 SHIFT 10% - OT @ 1.5	51.0000	2,229.07	457 % Deduction	8,786.10	Armed Forces Bank	1,479.80
OT 1.5 SHIFT 15% - OT @ 1.5	144.0000	6,896.32	457 Flat Dollar Deduction	13,005.00	Bancorp Bank	1,336.67
PRSU - Personal Used	194.5000	7,182.68	5.75% - RET ERS TIER 6	222.55	Bank of Akron	3,029.75
REG - Regular	11,514.0000	402,500.45	5.75% - RET PF TIER 6	3,848.76	Bank of America	7,847.06
REG PT - Regular Part Time	152.7500	5,834.10	5.75% - RET PF TIER 6 OT	376.02	BANK OF AMERICA (2)	2,448.79
REG SHIFT 10% - Regular Shift	168.0000	5,508.32	6% - RET PF TIER 6	266.23	BANK OF AMERICA (4)	1,609.11
REG SHIFT 15% - Regular Shift	328.0000	11,150.13	AFLAC POSTTAX	325.92	Bank on Buffalo	3,234.40
REGS - Regular Seasonal	80.0000	1,280.00	AFLAC PRETAX	415.66	Capital One 360	4,085.06
RGS - Regular - Salary	70.0000	.00	ALLSTATE POSTTAX	513.60	Chase Bank	2,136.42
SAL - Salary	.0000	3,806.51	ALLSTATE PRETAX	548.24	Chase Bank (2)	1,732.52
SAL PT - Salary Part Time	.0000	1,865.37	Child Support - Amount	2,579.70	Chime	1,552.61
SCKU - Sick Used	495.5000	15,965.55	COLONIAL LIFE POSTTAX	95.21	Citizens Bank	15,635.80
VACB - Vacation Buy Out -	40.0000	2,226.98	COLONIAL LIFE PRETAX	32.88	Cornerstone Comm FCU	136,737.15
VACU - Vacation Used	582.0000	21,883.76	FSA PRETAX	810.83	Discover Bank	800.00
Total	17,762.3750	\$657,991.97	Health Ins 298 Class 2 Family	3,163.68	Encompass Niagara FCU	195.00
			Health Ins 298 Class 2 Single	1,124.97	ESL FCU	1,349.50
			Health Ins 298 Class 3 Family	2,609.35	Evans Bank	550.00
			Health Ins 298 Class 3 Single	822.38	Financial Trust FCU	100.00
			Health Ins 298 Class 4 Family	988.49		
			Health Ins 298 Class 4 Single	310.20		
			NEW YORK LIFE	162.43		

9019.07



LaBella

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(877) 626-6606



MWBE UTILIZATION

LaBella Associates is not a Minority or Women Owned Business Enterprise (M/WBE).

LaBella embraces the benefits and added strength created by a diverse project team. We believe that diversity in our staff and subconsultants strengthens our team by providing different perspectives and cultural experiences, which can enhance the design of any project and ultimately create a better final solution for our clients. This is especially the case for projects involving a community's natural resources and water quality.

LaBella maintains many successful working relationships with certified minority-owned, women-owned, service-disabled veteran owned, and other disadvantaged business enterprises throughout the State of New York. For this project, we have teamed with **Chiuten Trowbridge Landscape Architects (CTLA)**, a New York State Minority- and Woman-Owned Business Enterprise (M/WBE).

LaBella will comply with M/WBE reporting requirements by completing required actions within the NYS Contract System. Based on the overall approach, project needs, and allocated budget, we believe our team is appropriately staffed to deliver a high-quality project to the City of Lockport. LaBella is prepared to make any necessary adjustments to our team in response to City and NYSDOS requests and requirements.



SECTION 6:
MWBE UTILIZATION

SCHEDULE

	2026												2027	
	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR
Project & Report Activities	Boundary, Inventory, Vision & Goals					Preliminary Projects, Policies & Uses		Revise Projects, Policies & Uses; Development of Preliminary High Priority Projects			Draft Final LWRP & Projects/Policies		Final Plan & Project Profiles	
Public & Stakeholder Participation			Stakeholder Meetings											
Steering Committee	Kickoff Meeting													
				Open House 1 & Workshop				Public Open House 2					Public Open House 3	
					Boundary, Inventory & Analysis, Visions & Goals			Preliminary LWRP Policies, Projects & Use			Final Project Policies, & Uses Review			Review Draft Plan



SECTION 5:
SCHEDULE

BUDGET

Task	LaBella			CTLA (M/WBE)	Hours/ Task	Cost/ Task
	Project Manager	Senior Planner, Engineer or Designer	Planner, Engineer or Designer	Principals		
A. Project Management	24	0	12	4	40	\$5,400
B. LWRP Boundary Definition	4	0	20	0	24	\$2,600
C. Community Engagement	16	0	60	12	88	\$10,200
D. Inventory & Analysis	12	10	96	60	178	\$21,650
E. LWRP Vision & Goals	16	0	32	0	48	\$5,600
F. LWRP Policies & Projects	12	8	48	0	68	\$7,600
G. Priority Project Profiles	12	16	72	76	176	\$22,400
H. LWRP Management & Implementation	16	16	36	0	68	\$8,000
I. Draft, Final LWRP Plans, and SEQRA	24	12	80	18	134	\$15,800
Total Hours	136	62	456	170	824	\$99,250
Rates - Some Blended	\$150	\$125	\$100	\$150		
General Expenses						\$750
TOTAL	\$20,400	\$7,750	\$45,600	\$25,500		\$100,000

**All fees and rates include fringe benefits, overhead and profit*



SECTION 4:
BUDGET



JONATHAN PEET

Principal

Jonathan is a registered landscape architect with over 25 years of experience managing and collaborating with multidisciplinary teams to provide design services for municipal, commercial, and institutional clients. Recognized for his expertise in the design and execution of public landscapes, his work promotes community connectivity, ecological resilience, and inclusive access. Jonathan's experience spans a broad spectrum of project types including municipal plans, transportation corridors, urban greenspaces and waterfronts, and campus master planning. He brings to each project a commitment to fostering collaboration among diverse stakeholders, ensuring designs are embraced by communities and response to long-term civic goals.

PROJECT EXPERIENCE

Licensure

Registered Landscape Architect
#221194

Registered Landscape Architect
#221194

Affiliations

American Society of Landscape Architects

Professional Association of Landscape Architects

Experience

City of Ithaca, Ithaca, NY
2018 - Present

City of Ithaca, Ithaca, NY
2018 - Present

City of Ithaca, Ithaca, NY
2018 - Present

City of Ithaca, Ithaca, NY
2018 - Present

Other

City of Ithaca, Ithaca, NY
2018 - Present

City of Ithaca, Ithaca, NY
2018 - Present

Education

Master of Science in Landscape Architecture
SUNY Cortland, Cortland, NY
2000

Chadakoin River Activation Project Phase 1, Jamestown NY
Role: LA / LA Sub Consultant

Buffalo Great Lakes Cruise Terminal, Buffalo NY
Role: LA / LA Sub Consultant

GOBike Buffalo East Side Trails Implementation Project, Buffalo NY
Role: PM / LA Sub Consultant

Twin City Memorial Highway PEL Project, North Tonawanda NY
Role: PM / LA Sub Consultant

South Main Street BOA Nomination Study, Eden NY
Role: PM / LA Sub Consultant

Village of Warsaw BOA Plan, Warsaw NY
Role: PM / LA Sub Consultant

High Falls State Park, Rochester NY
Role: PM / LA Sub Consultant

City of Ithaca Active Transportation Plan, Ithaca NY
Role: PM / LA Sub Consultant

West Main Street Streetscape Phase III, Rochester NY
Role: PM / LA Sub Consultant

Loop-the-Harbor Pedestrian Bridge and Trails, Utica NY
Role: PM / LA Sub Consultant

Village of Orchard Park Comprehensive Plan, Orchard Park NY
Role: PM / LA Sub Consultant

City of Corning Comprehensive Plan, Corning NY
Role: PM / LA Sub Consultant

Chemung Canal Connector Trail, Elmira and Horseheads NY
Role: PM / LA Sub Consultant

I-81 Viaduct Project, Phases I - IV, Syracuse NY *
Role: PM / LA Sub Consultant

Inner Loop Transformation Study, Rochester NY *
Role: PM / LA Sub Consultant

Note: Projects above with an asterisk (*) indicate work completed while under prior employment.

landscape architects

MBE | WBE | DBE

217 North Aurora Street
Suite 202
Ithaca, NY 14850
(607) 216-8483



SADIE KRATT

Transportation Planner

Sadie is a Transportation Planner with three years of experience working in sustainability planning and GIS. Her focus is on environment and transportation planning, with experience in sustainability, transit, data analysis, and outreach. She is skilled in ArcGIS Pro, Map, and Online; QGIS, Microsoft Suite; Adobe Creative Suite; R (Intermediate); HTML; CSS; and JavaScript (Basic).

EDUCATION

University at Buffalo: Master of Urban Planning

University at Buffalo: B.S. in Environmental Geoscience & GIS

GObike Buffalo: East Side Trails—Buffalo, NY

As Transportation Planner, supported the East Side Trails project, which is a collection of various pedestrian and bicycle treatments and ped-bike bridge connecting approximately 5.5 miles of destinations on Buffalo's East Side. Role included developing GIS mapping and corridor analysis, evaluating and recommending pedestrian and bicycle crossing treatments, and leading public engagement activities.

City of Buffalo: Scajaquada Creek Path—Buffalo, NY

As Transportation Planner, supported the Scajaquada Creek Path (PIN # 5764.67) project, which is a 1.1-mile multi-use path, and a locally administered federal aid project. Role included developing GIS mapping and corridor analysis, evaluating and recommending pedestrian and bicycle crossing treatments, and leading public engagement activities.

Adirondack Glens Falls Transportation Council (A/GFTC): Bicycle-Pedestrian Connectivity Plan—Town and Village of Greenwich, NY

Planner reviewing existing conditions and public input to develop bicycle and pedestrian improvement concepts at five priority locations.

City of Rensselaer NYSERDA Clean Mobility—Rensselaer, NY

The objective of this study is to assess clean mobility options to meet the identified needs of residents of the City of Rensselaer. The study included developing an executing public engagement activities, and working with local partner agencies to develop the mobility plan. The study developed microtransit alternatives, partnering with CDTA and Rensselaer County. To help finalize the recommended plan, LaBella also assessed infrastructure needs, including vehicles and chargers, capital and operating costs to inform next steps. The study will be used to apply for demonstration funding through the same program.

Seneca Nation of Indians: Center Street Complete Street Reconstruction Study—Salamanca, NY

The SNI is planning to reconstruct of a 2,736-ft. portion of Center Street from the railroad to the northern Territory boundary at Forest Avenue in the City of Salamanca. The reconstructed roadway is to be a complete street, with accommodations for pedestrians and bicyclists. LaBella Associates performed a preliminary study on the reconstruction and provided recommendations and preliminary cost estimates.





DOUGLAS TEATOR

Director - Multi-Modal Group

Douglas is a transportation engineer with over 18 years of experience. He specializes in engineering and planning studies related to multi-modal and non-motorized modes of transportation. Douglas' experience includes pedestrian safety, accessibility and connectivity studies, complete streets, mass-transit infrastructure planning, and multi-disciplinary projects such as mobility hubs connecting multiple modes of transportation and incorporating buildings and parks/landscaping into the project scope. He leads projects from the planning and conceptualization phase through final design and construction. He manages a team of engineers and planners that use data-informed planning to develop studies and recommendations to improve transportation efficiency, safety, and mobility. He has helped agencies secure state and federal funding for projects and has led the implementation of multiple statewide award-winning projects.

PE
Professional Engineer
NY, PA, MA, FL

EDUCATION
Rensselaer Polytechnic Institute:
B.S. in Civil Engineering

ORGANIZATIONS
Institute of Transportation
Engineers (ITE), Member

2021 Transportation Professional
of the Year, ITE NY Upstate
Section

New York Public Transportation
Association Leadership Institute
(PTLI), Graduate

Mass Transit Magazine
40 Under 40 - 2024

**GObike Buffalo: East Side
Trails—Buffalo, NY**

Project Manager for the East Side Trails project, which is a collection of various pedestrian and bicycle treatments and a ped-bike bridge connecting approximately 5.5 miles of destinations on Buffalo's East Side. Doug's role in this \$4M state and locally funded project included leading the final project planning phase, public engagement, and preliminary and final design.

**City of Buffalo: Scajaquada
Creek Path—Buffalo, NY**

Project Manager for Scajaquada Creek Path (PIN # 5764.67), which is a 1.1-mile multi-use path and a locally administered federal aid project. Doug's role included leading the final project planning phase, public engagement, design report, environmental clearance, preliminary and final design phases, and working with the City of Buffalo and NYSDOT Region 5 Local Projects.

**City of Rensselaer NYSERDA
Clean Mobility—Rensselaer, NY**

The objective of this study is to assess clean mobility options to meet the identified needs of residents of the City of Rensselaer. The study included developing an executing public engagement activities, and working with local partner agencies to develop the mobility plan. The study developed microtransit alternatives, partnering with CDTA and Rensselaer County. To help finalize the recommended plan, LaBella also assessed infrastructure needs, including vehicles and chargers, capital and operating costs to inform next steps. The study will be used to apply for demonstration funding through the same program.





JARED PRISTACH

Senior Environmental Engineer

PE, WEDG
Professional Engineer
New York

Water's Edge Design Guidelines Professional

EDUCATION
University at Buffalo: M.S. in
Civil/Environmental Engineering

Manhattan College: B.S. in
Environmental Engineering

Jared is an Environmental Project Manager and Environmental Engineer responsible for coordination and successful completion of climate resilience projects and solar array development. He currently manages Brownfield Cleanup Programs, shoreline resilience, and solar design projects. His project experience includes Phase I and Phase II Environmental Site Assessments (ESAs), New York State Department of Environmental Conservation (NYSDEC) State Superfund projects (including remedial design and construction oversight), remedial systems operation and maintenance, green infrastructure design, civil engineering site design, shoreline and streambank resilience planning, and structural engineering design of recreational facilities.

Town of Evans: Lake Erie Beach Park Shoreline Stabilization Study—Evans, NY

Project Engineer and Manager responsible for conducting a review of historical and existing conditions at the site and using these findings to provide an in-depth alternatives analysis for how to address streambank erosion, shoreline erosion, and recreational area enhancement at a municipal beach and park. Interacted with a stakeholder committee throughout the study to evaluate and consider public, State, and municipal interests in the future use of the park.

Town of Manlius: West Branch Limestone Creek Study—Manlius, NY

Project Engineer responsible for conducting study of the West Branch Limestone Creek Watershed. Oversaw development of the hydrologic and hydraulic (H&H) model, developed historical and existing conditions report, and prepared conceptual designs to address flooding and erosion concerns in the short- and long-term. The study proposed nature-based

erosion mitigation solutions such as a Christmas tree revetment, floodplain expansion, and reintroduction of beavers into a nature preserve to help retain floodwaters.

Assemblage Architecture: Henry Hudson Climate Adaptive Park—City of Hudson, NY

Project Manager and Lead Engineer responsible for guiding design of a climate-adaptive park that accounts for sea level rise on the Hudson River. Responsible for preparing living shoreline and recreational designs, overseeing structural designs and permitting efforts, and adapting designs to account for permitting and environmental contamination constraints. Assisted the prime consultant with presentations to the City Council and the general public.



REBECCA L. SMITH

Data Intelligence Group Discipline Leader

Becky has over 20 years of experience in the GIS industry, with wide-ranging roles and responsibilities. She has expert knowledge in using Esri ArcGIS mapping and spatial data analytics software to provide sophisticated spatial analysis, data management, and mapping for a wide variety of projects ranging from Environmental Impact Studies (EIS) and Federal Energy Regulatory Commission (FERC) filings for large scale, complex multi-state linear energy projects, Department of Defense (DoD) planning-related projects, to local water utility clients. She has been a very hands-on technical asset, but also has experience with department management and project management. She has robust experience with developing field-data workflows, task automation, and cartography. In addition, she has recently co-authored the University at Buffalo's Gold Standard course for online learning through the department of Continuing Education, teaching students an introduction to Esri's latest desktop software, ArcGIS Pro.

GISP

Geographic Information Systems Professional (GISP)

EDUCATION

SUNY Buffalo: M.A. in Geography

SUNY Buffalo: B.A. in Geography

ORGANIZATIONS

NYSGIS Association

Western New York GIS Users Group

Explore & More - The Ralph C. Wilson, Jr. Children's Museum Advancement Committee Member

American Public Works Association, Member, Western Branch

AWARDS

NYSGIS Association - Individual Contribution to the Profession Award, 2021

Esri Special Achievement in GIS (SAG) Award, 2024

Erie County IDA: Bethlehem Steel Shoreline Trail Assessment—Buffalo, NY

LaBella has been tasked with evaluating the potential route for a new walking trail through the historic Bethlehem Steel area of Lackawanna and Hamburg, in Erie County, a joint effort between LaBella's planning and DIG groups. GIS Lead responsible for developing and managing all of the mapping and GIS data used for analysis. Assisted by defining the needs for a Routing Impact script developed using ArcGIS Python scripting tools. The script allows the project team to dynamically change inputs such as affected resources (residential areas, parks, wetlands, etc.), as well as the proposed trail route. The script outputs resulting impacts from the trail dynamically based on these inputs. This approach has allowed the project team to very easily change parameters such as proposed route, as well as add new routes, and quickly see results

City of North Tonawanda – Utility GIS Program Development

Project Manager for the LaBella team helping the City of North Tonawanda develop its GIS program. While the initial intent is to support an update to the City's Hydraulic Model, this work will support further GIS development in the City. This first phase incorporated previously digitized shapefiles, georeferenced scanned as-builts and record drawings, and digitized new data. The team then built an ArcGIS Experience Builder site to provide the City DPW with easy access to GIS information. Developed a Field Maps application that enables DPW staff to update information in the field and add new assets as they are installed.





MICHAEL COCQUYT

Senior Program Manager

Michael's diverse work background gives him keen insight into the needs and desires of our clients. Before joining the LaBella team, Michael spent over a decade in varying roles of research and development of inclusive recreation and universal design. His roles have crossed the sectors of education, therapeutic recreation, environmental conservation, and facilities management. Michael's most recent work involves acting as a liaison for both private and public groups, navigating state grants and incentives for community development related to Parks and Recreation.

C P R P
Certified Parks and
Recreation Professional

EDUCATION
Rochester Institute of
Technology: Executive Masters
in Business Administration

K. U. Leuven: M.S. in Adapted
Physical Activity

College at Brockport SUNY: B.S.
in Physical Education

ORGANIZATIONS
National Parks and
Recreation Association

American Planning Association

Rochester Press Radio Club, Vice
President

**Town of Macedon: Erie Canal
Grant Applications and
Coordination—Macedon, NY**

As a grant writer and administrator, guiding the Town of Macedon in a holistic approach to incorporating the Erie Canal into their community park, recreation, and transportation assets. Projects currently funded and in progress include: an accessible boat and kayak launch and Macedon Canal Park, the construction of a Main Street "pocket park", an accessible playground and restroom facilities at Gravino Park, an expansive loop trail at Bullis Park, and improved sidewalk and trail access connecting all of these resources. The LaBella grants team has also assisted with canal event grant support and connecting all of these projects to the economic development and downtown revitalization efforts of the Historic Hamlet.

**City of Batavia: Austin Park
Master Plan—Batavia, NY**

During the Master Planning Process, coordinated with project managers, landscape architects, city staff, and equipment vendors to ensure the process

and outcome was as inclusive as possible. What started as the addition of an inclusive playground has now resulted in a reimagination of the park. Focused on increasing value as a placemaking space for people of all abilities and mobilities.

**Multiple Towns and Villages:
New York Main Street Grant
Administration—Various
Locations, NY**

From the initial scope review and approvals to final funding distribution, has worked with multiple municipalities to ensure a streamlined grant administration for New York Main Street projects (both Target Area and Anchor Grants). Projects have ranged in size from \$50,000 to \$500,000. Coordinated contractor and property owner communications and periodic review, to ensure grant compliance and project efficiency. These relationships built with contractors, NYMS staff, and property owners are resulting in beautiful transformations currently taking place in Macedon, Bergen, and Fredonia.





JOSHUA GREENE

Planner

Josh is a planner with experience in both the public and private sector, having worked previously as the environmental planner and GIS Coordinator for the City of Niagara Falls. He has a broad range of experience including projects focused on SEQR and NEPA review, floodplain and brownfield development administration, site plan review, downtown revitalization development, and ecosystem service and sustainability planning. Throughout his experiences, Josh has effectively worked for municipalities and with various planning boards, federal and state agencies, and community groups to develop holistic projects that will benefit communities for generations.

EDUCATION

Rochester Institute of Technology: M.S. in Environmental Science

Daemen College: B.S. in Biology

ORGANIZATIONS

American Planning Association

Strong Towns Buffalo, NY Chapter

Villages of Wellsville, Lancaster, Gowanda, and the Hamlet of West Falls: New York Forward Initiative—Wellsville, Lancaster, Gowanda, and West Falls, NY

Planner responsible for developing Strategic Investment Plans for the Village of Wellsville, Village of Lancaster, Village of Gowanda, and the Hamlet of West Falls. Helped organize and facilitate numerous community engagement activities to elicit public opinion and support for a slate of \$4.5M in projects for the State to fund, in addition to inventorying the existing conditions of the community. Strategies for community engagement included developing multiple online and physical surveys, hosting several public workshops, tabling at community events, and engaging with often overlooked populations such as students. Inventorying the existing conditions for the Villages was accomplished through analyses utilizing GIS software and information gleaned from stakeholder interviews.

Town of Eden: BOA Plan—Eden, NY

Planner for the Town of Eden's BOA Plan. Responsible for the development of the community engagement plan and the study area's inventory and analysis. The project is focused on several key subareas in the Town's downtown and former agricultural and industrial sites which will involve a combination of infill development, master planning, and addressing gaps in community needs. The goals for this plan are to identify realistic, actionable recommendations that move forward the revitalization of several key sites and the town overall.

Village of Warsaw: BOA Plan Study—Warsaw, NY

Planner for the Village of Warsaw's BOA Plan. Responsible for the development of the community engagement plan and the study area's inventory and analysis. The project is focused on several key subareas in the Village's downtown area and former industrial sites which will involve a combination of infill development, master planning, and addressing gaps in community needs.





NORABELLE GREENBERGER

Brownfields Market Lead

Norabelle is the Eastern NY Planning Lead and Brownfields Market Leader at LaBella Associates, with over 12 years of experience in community, environmental, and transportation planning. Her work focuses on downtown revitalization and site revitalization planning, including the development of Brownfield Opportunity Area (BOA) Plans, Downtown Revitalization Initiative (DRI) and NY Forward Strategic Investment Plans, and economic development strategies. She is well-versed in funding programs, project implementation strategies, and SEQR, as well as securing and administering grant funds for public and private entities.

AICP
American Institute of Certified Planners

EDUCATION
Columbia University: M.S. in Urban Planning

Smith College: B.A. in Architecture & Urbanism

Smith College: B.A. in French Studies

ORGANIZATIONS / AWARDS
American Planning Association, Member

Bike Glens Falls, Co-Founder

Crandall Park Beautification Committee, Member

2021 Post-Star 20 Under 40

2024 Albany Business Review 40 Under 40

2024 APA Upstate Award for Comprehensive Plan and Implementation

2025 Mohawk Valley Brownfields Developer Summit Catalyst Award

City of Rensselaer: 'Rensselaer Rising' BOA Plan—Rensselaer, NY

Senior Planner and Project Manager currently leading the City's Rensselaer Rising (BOA) Plan. The project is focused on revitalizing the City's downtown. The goals for this plan are to identify realistic, actionable recommendations that will set the City up for success. Key to this approach was early and regular engagement with owners of strategic sites in the study area to develop revitalization plans. The project focuses on an area faced with opportunity (the Albany-Rensselaer Amtrak station) and challenges (most of the area is within the floodplain) that make development complex. The project, which developed a community-supported vision for the area's future through surveys, workshops, pop-up events, and one-on-one stakeholder calls is already leading to action and has residents and stakeholders excited about downtown opportunities.

Village of Herkimer: BOA Nomination Plan—Herkimer, NY

Currently serving as Project Manager for the Village's BOA Plan. Launching on the heels of the Village's DRI Round 7 SIP process, the BOA is focused on removing barriers that inhibited private developers from seizing on the \$10 million DRI grant opportunity. The focused planning effort is diving into environmental, structural, infrastructure, and historic resource assessments of key properties along the Village's Main Street corridor and developing realistic reuse plans and funding strategies for these sites. For public engagement, a concerted effort was made to engage with stakeholders that were not engaged in the DRI planning process, including on-the-ground workshops and surveys of high school and community college students and focus groups and surveys with tourism stakeholders.





EDWARD FLYNN

Principal-in-Charge | Director of Planning

Ed is a certified planner with more than 30 years of experience in planning, economic development, and downtown revitalization, including 13 years as the City of Batavia's Director of Community Development. His extensive experience working with elected officials, community groups, and municipal staff has resulted in successful, award-winning projects.

AICP

American Institute of Certified Planners

EDUCATION

Rutgers University: M.S. in City & Regional Planning

University at Buffalo: B.A. in Economics

CERTIFICATIONS

Economic Development Course, International Economic Development Council

Buffalo Business First "40 under 40" Award

LEED Green Associate

ORGANIZATIONS

American Planning Association

American Planning Association, New York Upstate Chapter

New York State Economic Development Council

City of Niagara Falls: Waterfront Opportunity Area Pre-Nomination, Nomination Plans, and GEIS—Niagara Falls, NY

Project Manager for the 1,880-acre BOA consisting of more than 2,000 parcels along the Niagara River. The main purposes of the master plan included improving access to the Niagara River, redevelopment of underutilized sites, provision of recreational opportunities, and infrastructure upgrades. Since the area was so large, the plan focused improvements and future investments in five strategic nodes. Attractive renderings developed as part of the project can be used by the City to market the area for redevelopment and secure funding. To aid development in the future, the plan was modified to qualify it as a SEQR Generic Environmental Impact Statement (GEIS).

City/Town of Tonawanda: River Road Pre-Nomination and Nomination Opportunity Area Plan and GEIS—Tonawanda, NY

Project Manager for the 2,362-acre BOA on the Niagara River waterfront in the Town and City of Tonawanda. Master Plans for two of the sites included road layouts, trail connections, site layouts, traffic calming and retention of natural areas. The plan also recognized and

incorporated existing plans for a private business park within the BOA boundaries. Project goals included providing better access to the Niagara River, introduction of internal access roads, and sustainable development including green infrastructure.

Town of Seneca Falls: Downtown Revitalization Initiative—Seneca Falls, NY

Managed the completion of the Seneca Falls DRI Strategic Plan that included 18 priority projects to advance long-term revitalization in historic Downtown Seneca Falls. The DRI slate included mixed-use development projects, park upgrades, multi-use trails, and enhancement of cultural facilities. The priority project profiles developed by the LaBella team included renderings, cost estimates, funding opportunities, timelines, and implementation steps. A Community Engagement Strategy included open houses (in-person and virtual), stakeholder meetings, press releases, and ads in local newspapers. The engagement helped provide a framework for development of a DRI Vision supported by goals and strategies. Despite a COVID pause, the project was successfully completed, working with the Town of Seneca Falls, NYS DOS, and the Local Planning Committee.



and community priorities. This project is a follow up to the 2014 BOA Nomination Plan and 2018 Downtown Revitalization Initiative.

Village of Gowanda: New York Forward Initiative—Gowanda, NY

Project Manager for the Village of Gowanda NY Forward Strategic Investment Plan, Through an immersive community engagement strategy, goals and strategies for transformational investment are being developed. A slate of \$7M+ in potential projects was developed, including project profiles with schematic design/renderings, cost estimates, funding avenues, timelines, feasibility assessments, and clear implementation strategies, ensuring a robust roadmap for Gowanda's revitalization.

Village of Wellsville: New York Forward Initiative—Wellsville, NY

Project Manager for a consultant team to develop the Village of Wellsville's NY Forward Strategic Investment Plan. Worked with multiple consultants, the Department of State, and a Local Planning Committee to conduct the due diligence on a slate of \$8M+ in projects. The multidisciplinary team evaluated each project and developed priority project profiles which included renderings, cost estimates, funding opportunities, timelines, feasibility, and implementation steps.

Town of Aurora: New York Forward Initiative—Aurora, NY

Project Manager for a consultant team to develop an economic and market analysis for the Hamlet of West Falls as part of the NY Forward initiative in the Town of Aurora. This analysis examined local economic

trends, market opportunities, and community assets to identify strategies for revitalization and sustainable growth. The findings informed actionable recommendations to enhance economic development, attract investment, and support the hamlet's long-term vibrancy and resilience. A slate of \$7M+ in potential projects was developed.

Village of Newark: Downtown Revitalization Initiative—Newark, NY

Senior Planner responsible for producing the Strategic Investment Plan as part of Round V of the NYS Downtown Revitalization Initiative (DRI) for the Village of Newark. A slate of nearly \$84M worth of public and private investment is proposed as a result of this \$10M investment from NYS Urban Development Corp. Developed project evaluation tool, public participation plan, economic and market analysis, online survey and project materials, and downtown profile. Additionally, served as liaison between project sponsors and subconsultants, assisted with public presentations and open houses, and assisted in producing GIS maps, graphics, and photos for report.

Town of Seneca Falls: Downtown Revitalization Initiative—Seneca Falls, NY

Senior Planner on the consultant team, supporting the creation of a Strategic Investment Plan for Round IV DRI in Seneca Falls. The plan will leverage a \$10M investment from NYS Urban Development Corp. into over \$36M of private investment for this Finger Lakes community. Conducted an economic and market analysis, background inventory and analysis, and base mapping using GIS technology. Additionally, assisted with public

and stakeholder meetings and helped develop project profiles.

Town of Hamburg: Gateway Revitalization Plan—Hamburg, NY

Senior Planner on the team for the Gateway Revitalization Plan in the Town of Hamburg. Funded through Community Foundation for Greater Buffalo, the plan aimed to improve safety, connectivity and accessibility along three key routes within the Town of Hamburg. Proposed enhancements include updated streetscape, new design standards, and signage. Work included extensive community engagement, development of an Economic and Market Analysis and Community Profile; and development of proposed Building and Road Design standards/solutions.



DERIK KANE

Project Manager | Senior Planner

Derik, the lead planner for LaBella's Buffalo office, is a certified planner with over 18 years of experience in both the public and private sectors. His expertise spans a broad range of projects, including downtown revitalization, economic & market analysis, Comprehensive Planning and zoning, smart growth, and housing.

AICP, CNU-A
American Institute of Certified Planners

Congress for New Urbanism Accredited

EDUCATION
University at Buffalo: Master in Urban Planning with a Specialization in Economic and International Development

Canisius College: B.A. in Political Science

ORGANIZATIONS AND AFFILIATIONS
American Planning Association

WNY Chapter of the Congress for New Urbanism, President

NYS Chapter of the Congress for New Urbanism, Board Member

Buffalo Business First "40 under 40" Award, Class of 2020

Leadership Buffalo, Class of 2022

Cheektowaga Economic Development Corp., Board Member

Town of Eden: BOA Plan—Eden, NY

Project Manager for the Town of Eden's South Main Street BOA Nomination Study, advancing a corridor revitalization strategy for Eden Center focused on redevelopment readiness and reinvestment in underutilized/suspected brownfield sites. Lead the consultant team and public engagement program (steering committee, stakeholder interviews, workshops/public meetings), and oversee the existing conditions inventory, market context, and preparation of prioritized catalytic projects and an implementation roadmap to support NYSDOS BOA designation.

Orleans County: Local Waterfront Revitalization Plan—Orleans County, NY

Senior Planner on project to draft a Local Waterfront Revitalization Plan (LWRP) for the Erie Canal Corridor in Orleans County. The plan focuses on methods to revitalize the community and stimulate strategic capital investment; leverage the canal's recreational resources; promote the shared identity, history, and sense of place along the corridor; and enhance the tourism potential.

Erie County IDA: Bethlehem Steel-Woodlawn Beach Shoreline Trail—Buffalo, NY

Senior Planner on a multi-disciplinary team to evaluate the most efficient routes to extend the existing Shoreline Trail through the former Bethlehem Steel industrial site and into Woodlawn Beach State Park. Prepared existing conditions report, conducted public and steering committee engagement, performed visual surveys of site, and helped define alternative route paths. Plan includes conceptual routes for the multi-use trail, preliminary construction cost estimates, and a proposed implementation schedule. Once completed the Shoreline Trail will span 20+ miles from Isle View Park in Tonawanda, NY to Woodlawn Beach in Hamburg.

City of Batavia: Brownfield Opportunity Area Pre-Development Plan—Batavia, NY

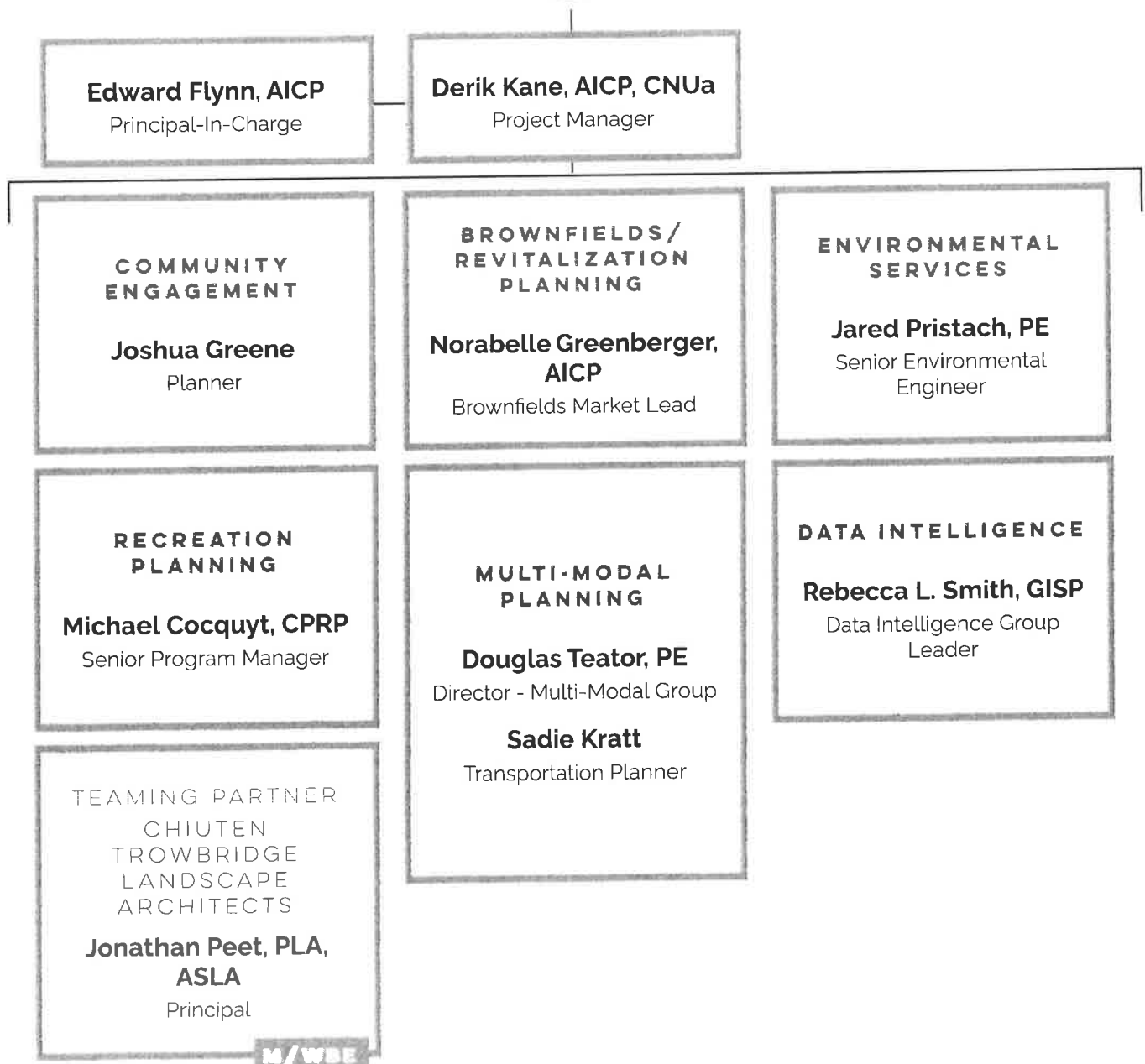
Senior Planner responsible for conducting a pre-development plan for two key brownfield sites. Work included extensive community engagement, conceptual design development, funding assistance, development of a Generic Environmental Impact Statement (GEIS), and site redevelopment planning which reflected current market demand



TEAM ORGANIZATION

We have built this project team by thoughtfully engaging professionals in planning, environmental services, and data intelligence— all of whom have demonstrated excellence in creating waterfront revitalization plans and similar projects for municipalities across New York state.

Derik Kane, AICP, CNUa will serve as **Project Manager** and the City's primary point of contact. Derik's comprehensive approach focuses on revitalization strategies, community engagement, and capital investment, positioning him well to develop the City's Local Waterfront Redevelopment Program effectively.





SECTION 3:
PROJECT TEAM

COMMUNITY AND WATERFRONT PLANNING AND DESIGN EXPERIENCE



CORNING PARKS VISIONING PROJECT, CORNING NY

Client: City of Corning / 2026
Role: Landscape Architecture Prime
CTLA Principal-in-Charge: Jonathan Peet

- Redesign of three city parks, including two waterfront parks on the Chemung River
- Public outreach to determine community priorities
- Graphics and Schematic Design Documentation
- Close coordination with NYSDEC for soils and brownfield remediation work



WHARTON STUDIO MUSEUM AND CAFE, ITHACA NY

Client: Wharton Studio Museum and Friends of Stewart Park / Current
Role: Landscape Architecture Subconsultant
CTLA Principal-in-Charge: Jonathan Peet

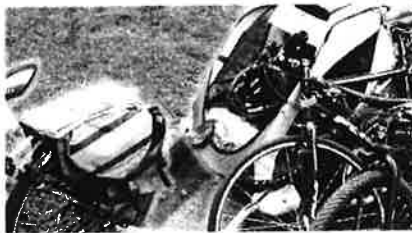
- Public waterfront entry plaza
- Connections to Cayuga Waterfront Trail
- Design of **historic interpretation features**
- Work within **National and NYS Register** of Historic Places landscape



TWIN CITY MEMORIAL HIGHWAY, NORTH TONAWANDA NY

Client: NYSDOT and City of North Tonawanda / Current
Role: Landscape Architecture Subconsultant
CTLA Principal-in-Charge: Jonathan Peet

- Conversion of corridor to multimodal streetscape
- Pedestrian and bicycle best practice recommendations
- Urban gateway and greenspace connections



CITY OF ITHACA ACTIVE TRANSPORTATION PLAN, ITHACA NY

Client: City of Ithaca / Current
Role: Landscape Architecture Subconsultant
CTLA Principal-in-Charge: Jonathan Peet

- Pedestrian and bicycle network best practice recommendations and design documentation for priority projects
- Graphics and public outreach
- Technical documentation



* INNER LOOP NORTH TRANSFORMATION STUDY, ROCHESTER NY

Client: City of Rochester / 2020 - 2021
Role: Landscape Architecture Subconsultant
LA Discipline Lead / PM: Jonathan Peet

- Conversion of highway corridor district to multimodal street grid
- Pedestrian and bicycle best practice recommendations and links
- Urban gateways, community connections, redevelopment
- Public outreach and graphics



* I-81 VIADUCT PROJECT, SYRACUSE NY

Client: NYSDOT / 2013 - 2022
Role: Landscape Architecture Subconsultant
LA Discipline Lead / PM: Jonathan Peet

- Conversion of corridors to multimodal street grid
- Pedestrian and bicycle best practice recommendations and links
- Urban gateways, community connections, streetscapes, planting
- Public outreach and graphics

** Project was completed while CTLA partner was employed by Trowbridge Wolf Michaels, a Fisher Associates Landscape Architecture Studio.*

landscape architects

MBE | WBE | DBE

217 North Aurora Street
Suite 202
Ithaca, NY 14850
(607) 216-8483

COMMUNITY AND WATERFRONT PLANNING AND DESIGN EXPERIENCE



HIGH FALLS STATE PARK, ROCHESTER NY

Client: NYS Parks and ESD / Current
Role: Landscape Architecture Subconsultant
CTLA Principal-in-Charge: Jonathan Peet

- Design partner for a new NYS park in downtown Rochester on the Genesee River
- Planting, soils, and ecological restoration
- Public outreach



CHADAKOIN RIVER ACTIVATION PROJECT PHASE 1, JAMESTOWN NY

Client: City of Jamestown / Current
Role: Landscape Architecture Subconsultant
CTLA Principal-in-Charge: Margot Chiuten

- Design of comprehensive waterfront open space plan
- Priority gateway and water access amenities
- Urban linkage and public activation



BUFFALO CRUISE TERMINAL, BUFFALO NY

Client: ECHDC / Current
Role: Landscape Architecture Subconsultant
CTLA Principal-in-Charge: Margot Chiuten

- Site design for a new Great Lakes cruise terminal
- Waterfront promenade, gathering spaces, and access improvements
- Coordination with prior Outer Harbor Comprehensive Capital Plan



CITY OF CORNING COMPREHENSIVE PLAN, CORNING NY

Client: City of Corning / 2025
Role: Landscape Architecture Subconsultant
CTLA Principal-in-Charge: Jonathan Peet

- Worked with public and steering committee to establish priorities
- Designed priority open space, streetscape, and trail projects
- Report graphics and public outreach



VILLAGE OF ORCHARD PARK COMPREHENSIVE PLAN, ORCHARD PARK NY

Client: Village of Orchard Park / Current
Role: Landscape Architecture Subconsultant
CTLA Principal-in-Charge: Jonathan Peet

- Worked with public and steering committee to establish priorities
- Designed priority gateway and streetscape projects
- Report graphics and public outreach



VILLAGE OF WARSAW BROWNFIELD OPPORTUNITY AREA PLAN, WARSAW NY

Client: Village of Warsaw / Current
Role: Landscape Architecture Subconsultant
CTLA Principal-in-Charge: Jonathan Peet

- Site evaluation and prioritization
- Public outreach
- Design of public open space recommendations for Oatka Creek access
- Report graphics

landscape architects

MBE | WBE | DBE

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HERKIMER COUNTY IDA

Village of Herkimer BOA (cont'd)

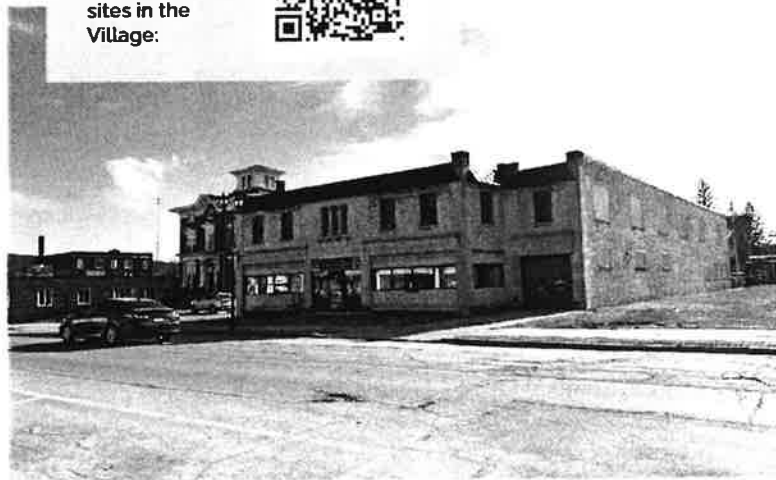
To do so, the BOA is tackling impediments to investment and development, including:

- Analysis of infrastructure capacity constraints
- Structural building assessments
- Historic building reports
- Priority site scanning and inventorying
- Market opportunities analysis

Using these data points, LaBella is developing realistic reuse strategies, cost estimates, and funding strategies for key properties. This information is being shared with potential developers and investors through site-specific installations, email blasts, and walking tours, truly looking to turn this planning initiative into action.

Many properties in the Village have buildings currently for sale, some are vacant with investment and redevelopment potential, and others are partially in use with additional opportunities for future transformation.

Scan the QR code here to learn more about the opportunity sites in the Village:



CLIENT PARTNER

John Piseck
Chief Executive Officer
Herkimer County Industrial
Development Agency
(315) 866-3000
jpiseck@herkimercountyida.
org

HERKIMER COUNTY IDA

Village of Herkimer BOA

CLIENT PARTNER

John Piseck
Chief Executive Officer
Herkimer County Industrial
Development Agency
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jpiseck@herkimercountyida.
org



LaBella Associates is currently working with the Herkimer County IDA and Village of Herkimer to prepare a Brownfield Opportunity Area (BOA) plan focused on the Village's North Main Street corridor.

The Herkimer BOA is a planning effort to attract investment and funding opportunities through the development of a comprehensive vision for the Village's future. The goal of this effort is to develop a community vision, identify strategic sites for redevelopment through an in-depth analysis of the area, and develop an implementation strategy.

The BOA plan comes at the heels of the Village completing their DRI Strategic Investment Plan and looks to build on that effort to identify long-term approaches to revitalizing and redeveloping its downtown core.



By making planning visible, interactive, and rooted in place, the Village of Herkimer invited residents to see themselves in the future of their community—and sparked renewed energy around downtown revitalization.

(...cont'd)

TOWN OF ORCHARD PARK

Stadium Area Comprehensive Development Study (cont'd.)

for multi-purpose recreation, entertainment and retail, lodging, restaurants, and residential.

- **Community Engagement—** A comprehensive outreach strategy will ensure community engagement, and that community preferences and needs will be incorporated into the vision for future development. Elements of the strategy include two community open houses, stakeholder interviews, and an up-to-date project website.
- **Zoning Updates—** Existing zoning and development regulations will be updated based on the vision established by the master plan as well as input from the community and stakeholders.
- **Infrastructure Assessment—** A review of existing infrastructure will provide information on utility services capacity to support future development. Transportation infrastructure will be reviewed to identify opportunities for improved vehicular, pedestrian, and public transit circulation and safety.
- **Case Studies—** Multiple case studies will be prepared to provide information on how other communities across the United States have taken advantage of new stadium construction.

Interactive workshops and public meetings provide forums for residents to discuss their visions for the new stadium's future. These sessions are inclusive and participatory, fostering a sense of ownership among community members.



CLIENT PARTNER
Anna Worang-Zizzi
Community Development
Director
Town of Orchard Park
(716) 662- 6432
woranga@orchradparkny.gov

The master plan for future development will be developed to provide a vision for future development in the area and subsequent updates to zoning and development regulations.

TOWN OF ORCHARD PARK

Stadium Area Comprehensive Development Study



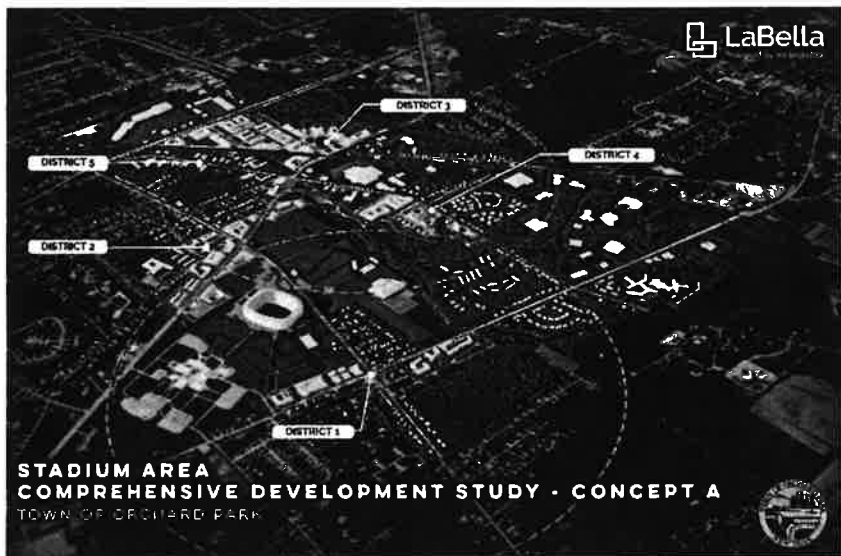
CLIENT PARTNER

Anna Worang-Zizzi
Community Development
Director
Town of Orchard Park
(716) 662- 6432
woranga@orchardparkny.gov

The comprehensive stadium area development study will play a crucial role in shaping the future of Orchard Park by identifying strategies to maximize the economic, social, and environmental benefits of the new Buffalo Bills stadium

The National Football League's Buffalo Bills are constructing a new 62,000-seat capacity stadium across from the existing Highmark Stadium in the Town of Orchard Park. The new stadium is anticipated to be completed for the 2026 NFL football season. To plan for anticipated future development around the stadium, the Town of Orchard Park has secured funding to complete a comprehensive stadium area development study.

The study will evaluate the potential impacts of the stadium on the immediate area around the Bills Stadium and the northwest section of the Town. Overall project goals will focus on identifying land use and development strategies that will leverage the projected stadium area's economic and community development opportunities to provide year-round benefits to Town residents, businesses, and visitors.



Project elements include:

- **Placemaking—**
To develop a vision for future development to complement the stadium and study area. A conceptual master plan will be developed to provide a framework for future development of gateways into the area, landscaping, pedestrian circulation, wayfinding, streetscapes, and repurposing underutilized sites.
- **Economic & Market Analysis—**
To identify potential opportunities, an economic & market analysis will evaluate feasible uses that provide year-round benefits to the study area, Town & WNY. The analysis will consider the highest and best use options

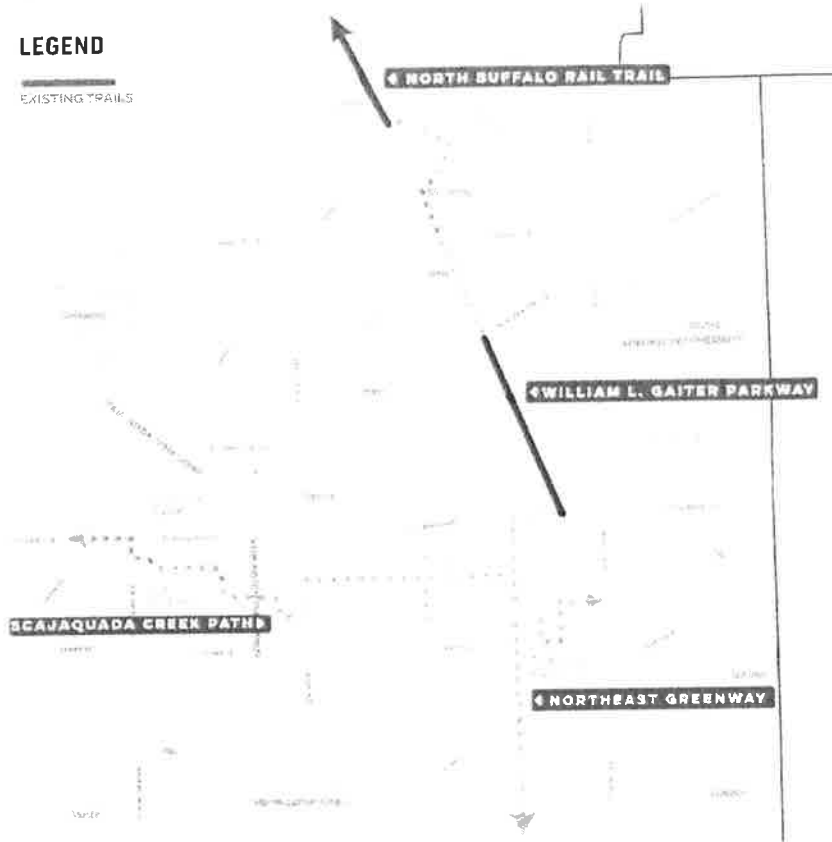


GOBIKE BUFFALO

East Side Trails

LEGEND

EXISTING TRAILS



CLIENT PARTNER

Justin Booth
Executive Director
GObike Buffalo
(716) 222-3220
justin@gobikebuffalo.org

The East Side Trails initiative is being undertaken to better connect neighborhoods and improve access to nearby schools, parks, and community destinations for residents on Buffalo's East Side. GObike Buffalo is advancing the first phase of the project, which implements approximately 5.5 miles of facilities, connecting McCarthy Park south to Emerson Park, and west to Fillmore Avenue. The scope includes final planning and detailed design for the collection of on- and off-road multi-use paths, bike lanes, and shared use treatments making up the network, along with a new ped-bike bridge spanning East Amherst Street.

GObike has retained LaBella Associates to support planning, design coordination, and public and stakeholder engagement for both efforts. Work includes developing trail alignment concepts, assessing street crossing and safety improvements, coordinating with utility and right-of-way considerations, and facilitating outreach to ensure the trail network reflects community priorities. This project will establish a safer, more connected non-motorized corridor across the East Side.

TOWN OF TONAWANDA

Tonawanda Opportunity Area



Working with the Town, LaBella created a strategic plan that provided an implementation roadmap resulting in actionable items.

CLIENT PARTNER

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Director of Planning &
Development
Town of Tonawanda
jhartz@tonawanda.ny.us
(716) 871-8847

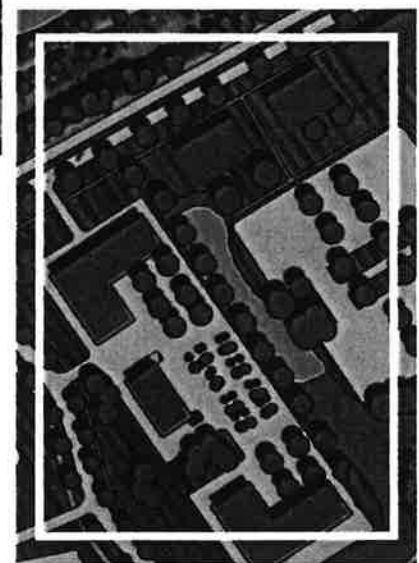
To that end, the Town focused on two catalytic shovel-ready Strategic Areas. The MileView strategic site proposes a new mixed use, pedestrian oriented Town Center including multi-story buildings with residential on the upper floors and commercial uses on the first floor, complemented and connected by multi-modal trail systems. For companies that need larger sites for warehouses, light industrial and Class A office users, larger sites would be available near the Town Center.

Redevelopment of the Niagara River World site would provide additional opportunities for warehouse and industrial space. To enhance the Niagara River World site, the adjacent Cherry Farm site would be repurposed into a waterfront park and connect to the proposed Town Center via the multi-modal trail.

The plan was based on input from a variety of stakeholders and feedback received at public meeting. A planning consultant team was advised by a broad-based public-private steering committee including municipal

staff, legislators, business owners, planning board members, state representatives, and the county planning agency. The consultants also maintained an active web site to provide information on the project.

In 2019, the project received a Comprehensive Plan Award from the New York State Upstate Planning award for its because it introduced new concepts, planning processes, and significant community engagement to advance redevelopment and remediation multiple brownfields into a sustainable mixed-use neighborhood.



TOWN OF TONAWANDA

Tonawanda Opportunity Area

The Tonawanda Opportunity Area Plan provided a comprehensive revitalization Master Plan to transform multiple brownfields into a sustainable mixed-use neighborhood providing residents, businesses and tourists with new living, working, and recreational opportunities along an accessible Niagara River waterfront.

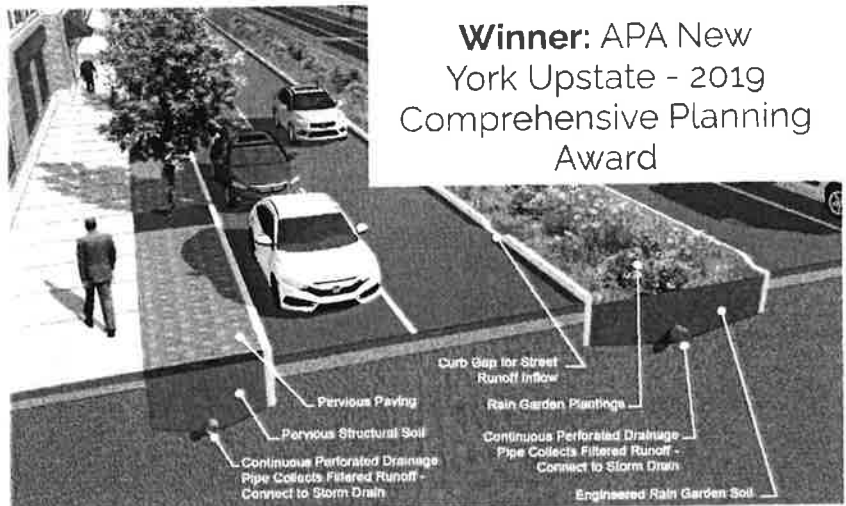
LaBella Associates collaborated with the Town of Tonawanda to develop a revitalization Master Plan for an approximate 2,362-acre area in the Town's River Road Corridor between the City of Tonawanda and the former Huntley Power Plant along the Niagara River, known as the Tonawanda Opportunity Area (TOA). The overall goal of the Brownfield Opportunity Area (BOA) Nomination Plan was to unlock the inherent potential of the TOA which includes 4.5 miles of waterfront and located in the geographic center of a growing Buffalo Niagara region with excellent access to the Interstate road system. Specific goals of the plan included:

- Restoring and repurposing contaminated or formerly contaminated properties and putting them back into productive reuse;
- Reconnecting the isolated TOA with the rest of the Town and City via new roads and multi-modal trails;
- Rebranding the the area by providing visualizations of potential future development to help advance the area's revitalization and change developer perceptions of the area.



CLIENT PARTNER

James Hartz
Director of Planning &
Development
Town of Tonawanda
jhartz@tonawanda.ny.us
(716) 871-8847



Winner: APA New York Upstate - 2019 Comprehensive Planning Award



CITY OF NIAGARA FALLS

Niagara Waterfront Opportunity Area Nomination Plan

CLIENT PARTNER

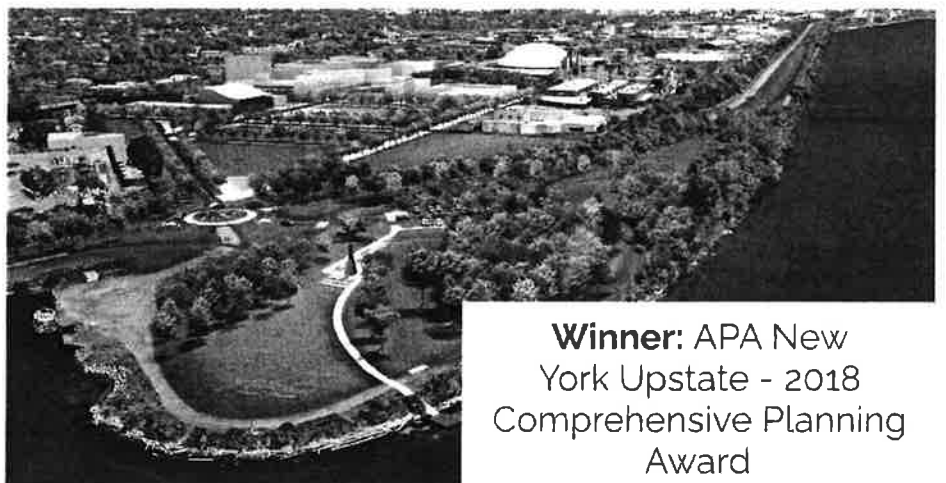
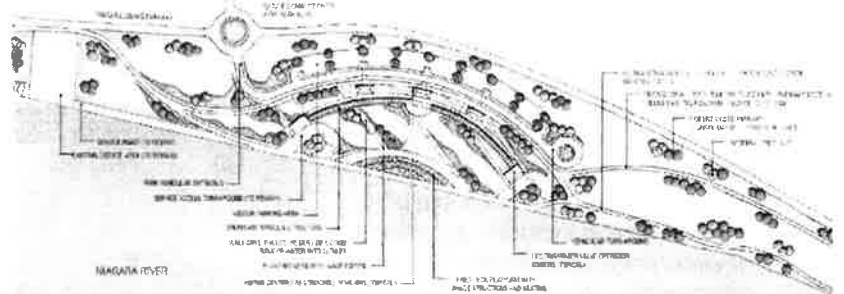
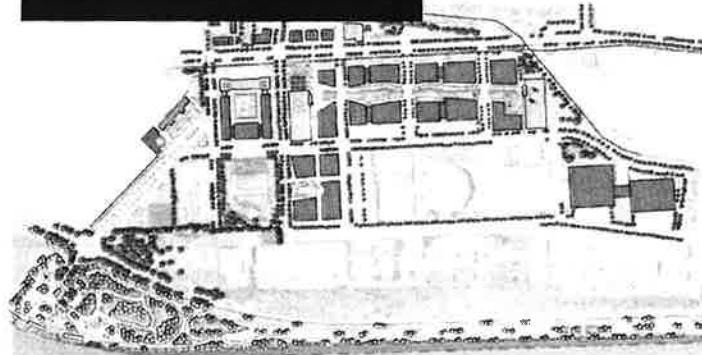
Kevin Forma
 Director of Planning
 City of Niagara Falls
 (716) 286-4477
 kevin.forma@niagarafallsny.gov

The City of Niagara Falls retained LaBella Associates to develop a market-driven, community supported master plan for an approximate 1,881-acre area in the City's historic and still active industrial core between Downtown Niagara Falls and the Interstate 190. The Niagara Waterfront Opportunity Area Master Plan includes five Strategic Redevelopment Areas in the southern section of the City of Niagara Falls along approximately three miles of Niagara River waterfront. The plan incorporated the following overall strategies:

- Induce redevelopment of underutilized and vacant properties in the Buffalo Avenue Corridor
- Improve access to the Niagara River
- Focus on infrastructure improvements to drive economic development projects
- Provide opportunities for recreation and culture
- Connect the strategic sites to each other, the Niagara River, and residential neighborhoods with improved multi-modal connections
- Infill vacant and underutilized sites to create pedestrian oriented areas
- Recognize and build upon existing businesses and investment in the corridor

The five strategic sites focused on pedestrian-oriented, mixed-use development strategies that could be implemented in phases over time. Each plan was not only based on the market, but they were tailored to be aligned with funding opportunities. High quality graphics enhanced

This Waterfront Opportunity Area Master Plan identified five areas for redevelopment that would connect the sites to one another, to the Niagara River, and to neighborhoods.



Winner: APA New York Upstate - 2018 Comprehensive Planning Award

the plan and can be used by the City to drive development opportunities to the area.

BOA Designation Achieved



NEW YORK FORWARD

LaBella Associates served as the lead consultant in developing Strategic Investment Plans for communities selected through the New York Forward (NYF) initiative in Western New York. Modeled after the successful Downtown Revitalization Initiative (DRI)—which has played a pivotal role in revitalizing downtowns across the state—NY Forward aims to support the renewal of key downtown areas by leveraging their unique assets and heritage, stimulating investment, and driving long-term economic growth.

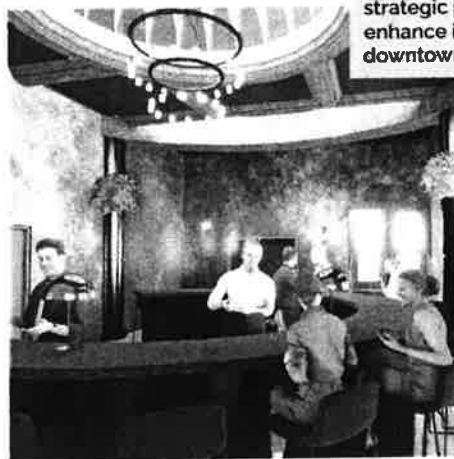
LaBella's work encompassed a wide range of activities to establish a strong framework for revitalization and identify priority projects for funding. Guided by a local steering committee, the planning process included:

- **Expansive Community Outreach:** Engaging the public, including traditionally underrepresented groups such as youth, to ensure broad participation.
- **Existing Conditions Assessment:** Analyzing infrastructure, socio-economic trends, and community assets.
- **Economic & Market Analysis:** Evaluating investment opportunities and factors influencing economic growth.
- **Project Development:** Refining project proposals to enhance feasibility and impact.
- **Implementation Strategy:** Defining goals and strategies for revitalization, along with a roadmap to guide next steps.

A key component of the process was managing an Open Call for Projects, aimed at identifying transformative initiatives that



NY Forward plays a crucial role in revitalizing New York's smaller and rural communities by funding strategic projects that drive economic development, enhance infrastructure, and create vibrant, walkable downtowns.



could serve as cornerstones for revitalization. LaBella then conducted comprehensive due diligence on each proposal, evaluating its feasibility and readiness for implementation. This process included:

- Preparing renderings and preliminary plans
- Developing order-of-magnitude cost estimates
- Identifying project benefits and impacts
- Establishing timelines and schedules for execution
- Assessing permitting and regulatory requirements

- Reviewing projects for necessary decarbonization strategies

The final Strategic Investment Plan recommended a slate of \$6–\$8 million in projects for state funding consideration, of which \$4.5 million was awarded.

This work supports Governor Kathy Hochul's broader economic development vision, which seeks to position downtowns and neighborhood centers as engines of growth and investment.

DOWNTOWN REVITALIZATION

LaBella Associates is passionate about downtowns. They are the historic centers that provide a sense of place for New York State's cities, towns, villages, and regions. Downtowns also bring a diverse population together to enjoy a compact, walkable neighborhood with a mix of businesses, institutions, housing, and public spaces. In short, they are symbolic heart of New York State that help to attract residents, jobs, investment, and visitors.

LaBella has enjoyed helping communities realize the full potential of their downtowns as a consultant with New York State's DRI program.

The LaBella Team has relevant DRI, Downtown, and NYS DOS Experience.

- DRI plans and programs were successfully completed in Batavia, Penn Yan, Seneca Falls, and Newark.
- We have collaborated with communities throughout upstate New York to create downtown revitalization plans including recent ones in Greenwich, Lancaster, Hudson Falls, Gloversville, and Potsdam (some of which have led to DRI awards).
- More than 170 downtown buildings across New York State have been renovated with LaBella's assistance through the New York Main Street program
- LaBella planners have led more than 10 BOA projects and numerous LWRP plans.



We have a multi-disciplinary team to fulfill any Downtown Revitalization Scope of Work.

Planning, Economic Development, & Community Engagement Services

- Project Management
- Economic & Market Analysis
- Housing Needs Assessments
- Active & Complete Streets Planning
- Land Use & Zoning
- Natural & Cultural Resource Assessments & Planning
- EV Charging
- Economic & Community Benefits Analysis
- Public & Stakeholder Outreach
- Report Writing
- Pro-formas
- Urban Design
- Grants

Architectural Services

- Commercial, residential, and mixed-use design
- Building shell decarbonization strategies
- Sustainable building design/ LEED
- Building construction cost estimates
- Renderings

Downtown Revitalization Initiatives (DRIs) empower communities to implement visionary, locally driven plans, leveraging strategic investments to attract private development, create jobs, and enhance quality of life in downtown districts.

- Historic Preservation techniques & incentives

Urban Design, Landscape Design, and Site Design Services

- Active & Complete Streets Design
- Site & Streetscape Landscape Design
- Green Infrastructure Design & Strategies
- Park & Public Space Planning & Design
- Site Plan Cost Estimates
- Renderings & Plans

Engineering Services

- Active Transportation & Complete Streets Engineering
- Decarbonization for building systems
- Infrastructure Engineering
- Green Infrastructure Engineering
- Renewable Energy Analysis & Design
- Cost Estimates

ORLEANS COUNTY

Canal Corridor - Local Waterfront Revitalization Program

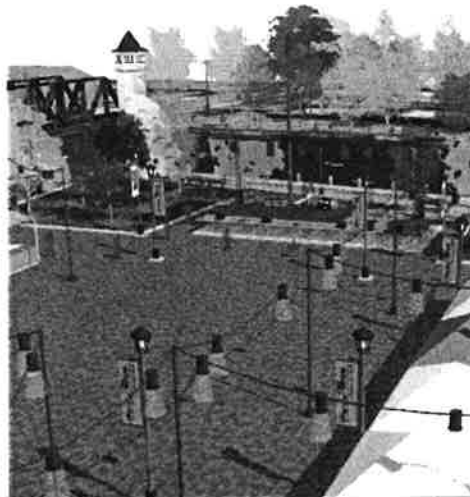
As Orleans County has been shaped by its proximity to the Erie Canal, the Orleans County Canal Corridor Local Waterfront Revitalization Program (LWRP) will work to connect the current community to that rich legacy. LaBella was selected by Orleans County to assist in crafting an LWRP that fully capitalizes on the canals inherent value and potential in the mission of attracting businesses, residents, tourists, and investment.

The project area is comprised of a twenty-six mile long corridor, situated along the Erie Canal and includes seven separate municipalities: the Villages of Albion and Holley, and the Towns of Murray, Gaines, Ridgeway, Shelby and Albion.

The LaBella team worked with the LWRP Steering Committee, as well as members from all seven communities, to develop:

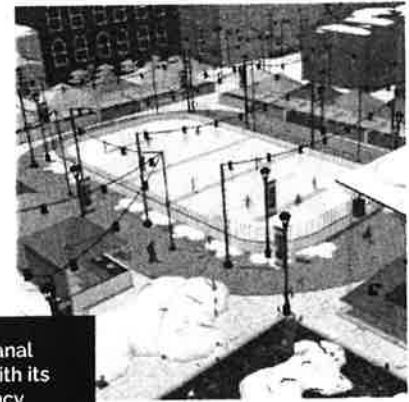
- Existing conditions inventory and analysis;
- Slate of proposed priority and recommended projects;
- List of LWRP policies met;
- Implementation plan

Based on consultation with participating communities and stakeholders, a 10,000+ acre site was chosen as the Waterfront Revitalization Area (WRA). Through the WRA, projects that were identified may apply to a dedicated LWRP funding stream.

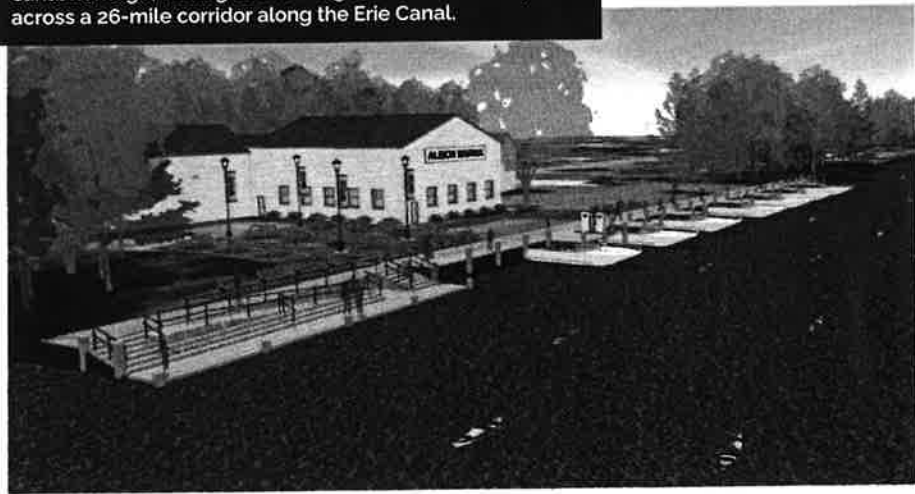


CLIENT PARTNER

Corey Winters
Deputy Director of Planning
Orleans County
(585) 589-3197
corey.winters@orleanscountyny.gov



LaBella's partnership with Orleans County on the Canal Corridor LWRP aims to reconnect the community with its canal heritage, fueling economic growth and vibrancy across a 26-mile corridor along the Erie Canal.



WATERFRONT REVITALIZATION

Since its inception, LaBella Associates has been committed to transforming waterfronts through strategic, community-centered revitalization.

Our approach combines expertise in environmental assessment, cultural resource preservation, and planning to help communities realize their vision for vibrant waterfronts that support sustainable development, tourism, and recreational opportunities.

We have completed a variety of waterfront revitalization projects for numerous clients throughout New York, including:

- **Orleans County:** Canal Corridor Local Waterfront Revitalization Program
- **Yates County / Village of Penn Yan:** Waterfront Revitalization Plan
- **Town of Huron:** Local Waterfront Revitalization Program
- **Town of Perinton:** Bushnell's Basin Canal Access Plan
- **Town of Queensbury:** Hudson River Waterfront Plan
- **Town of Wolcott:** Waterfront Revitalization Vision Plan
- **Village of Clyde:** Canal Access Vision Plan
- **Village of Potsdam:** Local Waterfront and Downtown Revitalization Plan

The scope for each of these projects has covered:

- Environmental investigations
- Preparation of alternative redevelopment scenarios
- Recommendations for adaptive reuse of vacant and underutilized land, public access to the waterfront, trail development, gateways, park improvements, and circulation and access improvements



- Extensive community participation and stakeholder involvement
- Strategies for improving and protecting water quality, fisheries and wildlife habitat
- Working with the NYS Dept of Environmental Conservation to recommend improvements such as parking lots, hiking trails, observation decks, and canoe/kayak launching facilities
- Recommendations to attract more transient boaters
- Grant preparation and administration
- Issues relating to zoning, demographics, business opportunities, market needs, and funding opportunities

We work with communities not only to execute projects, but to foster a vision for a thriving, resilient waterfront.



SECTION 2:
EXPERIENCE

TECHNICAL APPROACH

Final Public Workshop on the Draft LWRP (Third Public Information Meeting)

Following completion of the Draft LWRP and in conjunction with SEQRA and the forthcoming agency review period, LaBella will conduct a final public workshop/public meeting(s) to present the Draft LWRP, explain proposed policies, projects, and implementing actions, and document community feedback. Meeting materials will include public notice/announcement, agenda, presentation, handouts, sign-in sheets, and a summary/minutes.

City Acceptance of the "60-Day Review Draft" and Initiation of Formal Agency Review

After SEQRA compliance is concluded and DOS confirms completeness, the City will accept—by resolution—the Draft LWRP as complete and ready for submission to the Secretary of State for initiation of the 60-day review by State, federal, regional, and local agencies. LaBella will prepare the administrative package for City action and provide the final Draft LWRP (Word and PDF with appendices and maps) for DOS processing and online publication during the review period.

Response to 60-Day Comments and Preparation of the Final LWRP

At the close of the 60-day review, LaBella will support the City and DOS in compiling, responding to, and integrating agency comments into a Final LWRP. This includes revisions to supporting implementation materials and appendices as needed to meet DOS expectations and address review comments comprehensively.

Local Adoption, Implementing Laws, Filing, and Secretary of State Approval

LaBella will provide the City with an adoption and approvals roadmap and schedule, aligning final document completion with:

- Local adoption of the LWRP by the City's legislative body;
- Adoption of local laws essential to implementation, including the local LWRP Consistency Review Law and any other necessary new/amended implementing regulations; and
- Filing of adopted local laws with the NYS Department of State (Division of Corporations) so that such laws are effective at the time the LWRP is approved by the Secretary of State (as required by DOS).

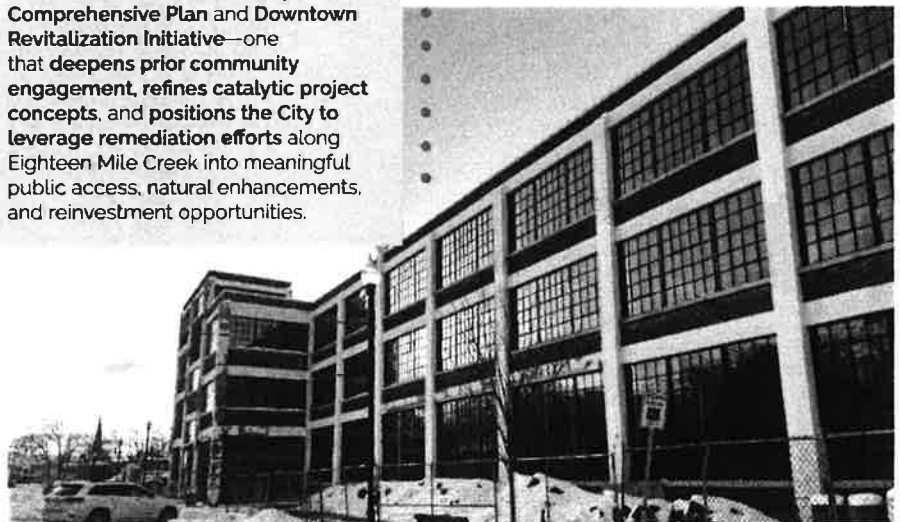
LaBella will provide an adoption-ready package that aligns SEQRA completion, the 60-day review process, and local enactment and filing of implementing laws to support timely Secretary of State approval.

Deliverables:

- Preliminary Draft LWRP (Word) with individual high-resolution map PDFs and required GIS datasets
- SEQRA documentation: Full EAF, lead agency coordination support, and Determination of Significance materials (and DGEIS support if required)
- Final public workshop materials and documentation (announcement, agenda, presentation, handouts, sign-in, summary/minutes)
- 60-Day Review Draft LWRP package, including the City resolution accepting the Draft as complete for DOS submission
- Final LWRP (Word and PDF with appendices/maps) and an adoption/approvals schedule coordinating local adoption, local law enactment and filing, and final DOS/Secretary of State approval
- Adoption-ready package including final implementing law language, policy-to-law crosswalk, and filing/approval checklist coordinated with the City Attorney/Clerk as appropriate.

The City's Next Step

For Lockport, we see the LWRP as a **natural extension** of the City's **Comprehensive Plan and Downtown Revitalization Initiative**—one that **deepens prior community engagement, refines catalytic project concepts, and positions the City to leverage remediation efforts** along Eighteen Mile Creek into meaningful public access, natural enhancements, and reinvestment opportunities.



TECHNICAL APPROACH

applicable State and Federal actions and programs that may affect, or can be leveraged to implement, Lockport's waterfront priorities. Building from the DOS-provided listings, we will screen programs and actions for relevance to the Waterfront Revitalization Area and the Harbor Management Area, identify the most pertinent agencies and approvals, and translate these requirements into clear, locally usable guidance. The resulting narrative will explain how State and Federal actions and programs intersect with the LWRP's proposed land and water uses, priority projects, and implementation tools, including where coordination, permits, or funding alignment may be required.

Deliverables:

- Locally customized State and Federal actions and programs narrative and guidance (tailored to Lockport's priorities and projects)

Local Commitment and Consultation

LaBella will document the City's process and commitments for developing, adopting, and implementing the LWRP, with a clear record of consultation and decision-making throughout the project. This documentation will describe the formation and role of the Waterfront Advisory Committee (WAC), the City's coordination with DOS and other involved agencies, and the public participation program, including how input was collected and incorporated. LaBella will compile notices, agendas, sign-in sheets, summaries or minutes, and engagement memos, and will synthesize key themes and outcomes to demonstrate how community and stakeholder feedback informed the vision,

policies, proposed land and water uses, and priority projects. This record will support transparency, establish the administrative history of the LWRP, and provide a clear basis for local action and State review.

Deliverables:

- Consultation and local commitment documentation package (WAC and agency coordination summary, public engagement record, synthesis of themes and how input informed the LWRP)

Draft Appendices and Deliverable Standards

LaBella will prepare draft appendices in coordination with DOS, including Appendix A with the draft LWRP Consistency Review Law and other appendices as required to support review and implementation. All deliverables will be prepared consistent with DOS formatting and submission standards. Draft and final products will be delivered in Word and PDF formats, with maps provided as individual high-resolution PDFs. GIS submissions will include required shapefiles and associated metadata documentation. Where required, PDFs will be optimized to meet DOS file size requirements, and all images/graphics will be prepared at print-ready resolution.

Deliverables:

- Draft appendices package (including Appendix A)
- High-resolution map PDFs provided individually
- GIS datasets (shapefiles) with required metadata
- Photo/graphic standards applied across all document components

Final Plan Development, Public Review, Adoption, and Approvals

To carry the LWRP from a coordinated draft to an adopted and approvable program, LaBella will manage the document assembly, agency coordination, required public process, SEQRA compliance, and the formal submission and approval pathway culminating in local adoption and Secretary of State approval, consistent with Executive Law Article 42 and 19 NYCRR Parts 600-603 and the DOS workplan.

Preliminary Draft LWRP Assembly and DOS Review

LaBella will compile all completed sections and appendices into a Preliminary Draft LWRP (Word), incorporating DOS comments received on Sections I-VII and the appendices. Each map will also be provided as an individual high-resolution PDF, and required GIS boundary and mapping datasets will be maintained for DOS submittal.

SEQRA Compliance and Determination of Significance

Working with the City (as lead), LaBella will support preparation of the Full Environmental Assessment Form (Full EAF) and the documentation needed for lead agency coordination and a Determination of Significance (Negative Declaration or Positive Declaration). If a Positive Declaration is issued, LaBella will support preparation of a Draft Generic Environmental Impact Statement (DGEIS) consistent with the SEQRA pathway for LWRPs. All completed SEQRA documents will be submitted to DOS.

TECHNICAL APPROACH

trail connections, and natural shoreline restoration initiatives. Each project will be vetted by the WAC and presented to the public for feedback.

The plan will also consider downtown historic interpretation and public realm improvements that reinforce the canal locks and historic core as a destination, as well as the strategic reuse and redevelopment of underutilized properties (including the former Super Duper grocery store). Expanded greenspace and stormwater-focused green infrastructure may also be pursued to manage runoff, reduce localized flooding, and improve the quality of the public realm. Finally, where appropriate and consistent with market conditions and community goals, the LWRP will evaluate housing-supportive investments along the canal edge, including townhome or row-house typologies.

LaBella will prepare project profiles for each priority project, including scope, rationale, location, estimated costs, permitting needs, anticipated benefits, and funding sources. CTLA will develop up to ten project renderings or design concepts to accompany these profiles. All photographs and graphics included in the LWRP will be high-resolution and will include date, location, and descriptive captions consistent with DOS submission standards.

Deliverables:

- Customized LWRP policies
- Proposed land and water uses and projects (including required mapping)
- Priority project profiles and renderings
- Techniques for Local Implementation

LaBella will the Techniques for Local Implementation section to define the regulatory, administrative, and programmatic tools needed to implement the LWRP. This section will include an implementation framework and sequencing strategy, identification of responsible parties, and an outline of potential funding sources and implementation partnerships.

As required, LaBella will develop a policy-to-local-law crosswalk matrix that identifies how each LWRP policy will be carried out through existing local authority and/or through new or amended local laws. LaBella will prepare draft implementing measures necessary to carry out the program, including the LWRP Consistency Review Law and any other targeted code changes or administrative procedures

identified through the planning process, Draft local laws and implementation tools will be provided to DOS for review and will be formatted for inclusion in the LWRP appendices as appropriate.

Deliverables:

- Techniques for Local Implementation
- Policy-to-local-law crosswalk matrix
- Draft Consistency Review Law and other draft implementing laws/amendments (as applicable)
- Implementation sequencing and responsibility framework

State and Federal Actions and Programs

LaBella will work with DOS to compile and organize the



From Investment to Action: Orchard Park Stadium Area Comprehensive Development Study

In the Town of Orchard Park, LaBella leveraged major infrastructure investments into broader economic development and placemaking outcomes. Through integrated land use planning, market analysis, walkability improvements, zoning updates, and robust community engagement, the study translates the investment of the New Highmark Stadium in Orchard Park - creating a year-round, connected destination.

TECHNICAL APPROACH

including rails-to-trails and recent bike trail improvements, will be mapped and evaluated for connectivity, gaps, and extension opportunities. Site-specific opportunity mapping will highlight locations such near the corner of South Transit and State Road (potential marina and waterfront activation), the proposed playground site at the former Harrison's parking area (between Elmwood and South, off Washburn Avenue), and the former Super Duper grocery store (reuse potential near the current ice rink). For Eighteen Mile Creek, the inventory will account for ongoing Superfund remediation, access constraints, and restoration opportunities so that future public use and environmental quality improvements are appropriately phased and coordinated.

We will assess the City's public access network, including trails, sidewalks, public rights-of-way, and parks along both waterfronts. Barriers to access, physical, regulatory, and perceptual, will be identified and mapped. Historic and cultural resources, such as the canal locks, bridges, and industrial heritage sites, will also be inventoried and evaluated for their reuse and tourism potential.

Natural resources and climate vulnerabilities will be analyzed using FEMA mapping, State resiliency resources, and local input. Stormwater outfalls, floodplains, and other localized vulnerability factors will be assessed to identify opportunities for green infrastructure, shoreline stabilization, and resilience-focused investments.

This section will also include a review of past planning efforts and how they relate to the

current LWRP, including the City's comprehensive plan, Brownfield Opportunity Area studies, NYS Canal initiatives, and hazard mitigation plans. The inventory will also document relevant federal, state, regional, and local authorities with jurisdiction in the WRA and will include an HMA-focused inventory of water-dependent uses and potential conflicts or competition among uses, as applicable.

Deliverables:

- Draft Inventory and Analysis
- High-resolution GIS-based maps illustrating land use, zoning, natural features, infrastructure, access, and jurisdictional context
- Summary of relevant plans, reports, and stakeholder data

Vision and Goals

Building on public input and findings from the inventory phase, LaBella will work with the City and WAC to craft a unifying vision for the future of Lockport's waterfront. The vision will be aspirational yet achievable, rooted in the City's identity and informed by its assets and challenges.

The vision will articulate Lockport's desire to become a community that connects residents and visitors to its waterfronts, both physically and culturally, while celebrating its heritage and protecting its natural resources. Goals will be developed to support this vision and will guide the identification of policies, projects, and land use strategies. These goals will address issues such as public access, economic development, resilience, equity, and environmental quality.

The vision and goals statement will be written in clear, compelling language and tested through community feedback. It will be revised and finalized with input from the WAC and DOS.

Deliverables:

- Draft and final Vision and Goals narrative
- Summary of alignment with community input and DOS coastal policies

Policies and Proposed Projects

Using the State's coastal policy framework, LaBella will prepare customized waterfront policies for Lockport, ensuring they reflect the City's unique geography, conditions, and priorities and fully satisfy DOS requirements for established policy structure and documentation. These policies will form the regulatory and planning basis for the LWRP and will be tailored to address Lockport's needs related to access, land use, environmental quality, scenic views, and water-dependent activities.

LaBella will also develop a slate of proposed land and water uses and identify transformative projects for inclusion in the LWRP. These projects will be based on the inventory and public input and will include capital improvements, planning initiatives, policy changes, and community programs. Proposed land and water uses will be mapped within the WRA and will be presented in a manner consistent with DOS guidance.

Potential projects may include the redevelopment of vacant canal-adjacent parcels for mixed-use, the installation of new kayak launches and pedestrian overlooks, improvements to

TECHNICAL PLAN

are reflected in the plan. We will also maintain a centralized online hub (hosted via the City or project microsite) with draft documents, engagement summaries, and updates.

Each engagement event will be summarized in a written memo that includes participant feedback, attendance, themes, and follow-up actions. These summaries will directly inform the LWRP's goals, policies, project recommendations, and the documentation required. Public notices, press items, and other public communications will be coordinated with DOS consistent with required protocols and lead times, and will include required acknowledgments.

Deliverables:

- Draft and final Community Outreach Plan and schedule (submitted to DOS for review/comment)
- Three public meetings, including DOS-coordinated public notice/announcement, agenda, sign-in sheets, materials, and meeting summaries
- Stakeholder interviews and pop-up engagement summaries
- Summary documentation for all engagement activities suitable for incorporation into LWRP Section VII

Waterfront Revitalization Area Boundary

The definition of the Waterfront Revitalization Area (WRA) boundary is a foundational component of the LWRP. This boundary defines the geographic scope of the plan and determines the areas subject to its policies, projects, and implementation

tools. LaBella will work with the City of Lockport and the WAC to delineate a WRA that meaningfully reflects the City's waterfront assets along both the Erie Canal and Eighteen Mile Creek.

Lockport's WRA is anticipated to include the Erie Canal frontage running through the heart of the City, encompassing canal locks, trail corridors, and adjacent mixed-use districts. In addition, the WRA will extend to key segments of Eighteen Mile Creek, particularly those with ecological value, potential for improved access, or opportunity for restoration and enhancement. The boundary will be designed to reflect both water-related resources and adjacent upland areas that influence them.

LaBella will prepare a written narrative describing the WRA boundary, including its size (acres/square miles), rationale, and relationship to existing land uses, infrastructure, and ecological systems. The narrative will also document the Harbor Management Area (HMA) and its basis in water-dependent uses, and will note any changes from any previously approved boundary (if applicable). We will prepare high-resolution GIS-based maps showing the municipal boundary, landward boundary, WRA boundary, and HMA, as required. GIS data will be submitted in shapefile format and formatted according to DOS specifications, including formal metadata (abstract, intended use, sources, dates, and author information).

Deliverables:

- Draft WRA and HMA boundary narrative (including size and rationale)
- GIS shapefiles with required metadata and high-resolution maps of the proposed boundary
- WRA boundary map submitted to the DOS Geographic Information Gateway

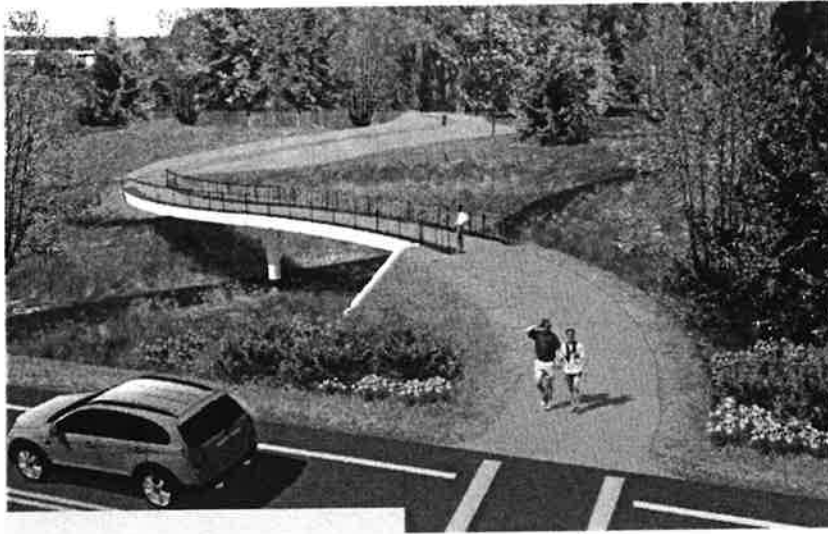
Inventory and Analysis

LaBella will prepare a detailed and site-specific inventory and analysis of existing conditions within the Waterfront Revitalization Area. This analysis will form the empirical foundation for identifying opportunities, constraints, and strategic priorities throughout the LWRP. It will also ensure compliance with DOS LWRP guidelines and will align with best practices in community planning, economic development, and environmental assessment.

The inventory will include an analysis of land use patterns, zoning regulations, infrastructure conditions, and existing development within the WRA. Special focus will be placed on underutilized or vacant properties, brownfield sites, and strategic redevelopment parcels, especially those adjacent to the Erie Canal.

In addition, the inventory will identify and integrate recommendations and priority geographies from the City's 2024 updated comprehensive plan and the Downtown Revitalization Initiative (DRI), identifying where LWRP policies and projects can accelerate near-term implementation. Existing and in-progress capital initiatives,

TECHNICAL PLAN



Transforming Remediated Waterfronts into Walkable, Investment-Ready Places

In the Town of Tonawanda, LaBella aligned brownfield remediation with economic development, placemaking, and improved waterfront access. Along 4.5 miles of Niagara River frontage, the plan advanced walkable, mixed-use redevelopment, strengthened multimodal connectivity, and used compelling visualizations to rebrand underutilized waterfront sites and attract private investment

Deliverables:

- Project initiation meeting and detailed work plan
- Regular coordination calls with DOS and City staff, including meeting summaries
- SEQRA documentation, including Full EAF and determination of significance (and DGEIS support if required)

- Public hearing support/documentation (if required or pursued), including hearing notes
- Semi-annual project status reports (June 30 and December 31) and a Final Project Summary Report with measurable results
- MWBE utilization reporting: Form C quarterly; Form D updated/resubmitted as needed; tracking via NYSCS
- DOS-required attribution/acknowledgment language applied to public-facing materials and coordination of public communications per DOS protocol

Community Engagement and Outreach

Public engagement is fundamental to the success of the Lockport LWRP. LaBella will implement a comprehensive community engagement process that ensures meaningful and inclusive participation by a broad cross-section of Lockport's residents, stakeholders, and institutions. The outreach process will be tailored to Lockport's demographics and character, with

particular effort made to reach historically underrepresented groups, including low-income residents, seniors, and youth.

LaBella will prepare a Community Outreach Plan aligned to DOS requirements and will submit the draft and final plan to DOS for review and comment. The engagement strategy will consist of multiple formats and entry points. Three public meetings will serve as primary touchpoints, corresponding to key project milestones: (1) completion of the inventory and draft boundary/initial mapping, (2) presentation of draft proposed land and water uses and priority projects (and associated implementation considerations), and (3) release of the Draft LWRP and discussion of implementing actions in conjunction with SEQRA and the agency review process. Each meeting will be designed to educate the public about the planning process, encourage input, and build consensus. Workshops will be hands-on and interactive, with breakout tables, visual prompts, and real-time polling used to generate feedback. CTLA will support these meetings by preparing concept renderings and illustrative graphics to help visualize design options and future project ideas.

Beyond public meetings, LaBella will use pop-up outreach at community events, online surveys, and social media campaigns to gather broader input. Stakeholder interviews and small group discussions will be organized with business owners, developers, environmental groups, youth organizations, neighborhood leaders, and cultural institutions to ensure local knowledge and priorities

TECHNICAL PLAN

illustrations, and physical planning concepts that reflect the community's vision.

Implementation and SEQRA Readiness

Unlike a static plan, the LWRP must be designed for activation. Our team will ensure that all recommendations are supported by an implementation strategy that includes regulatory updates and a clear local management structure. This work will be informed by a review of existing land use regulations, organizational capacity, and the City's strategic goals.

In parallel, LaBella will coordinate the preparation and submission of all SEQRA documents, including the Full Environmental Assessment Form (EAF), lead agency designation, and Determination of Significance. If needed, we will prepare a Draft Generic Environmental Impact Statement (DGEIS). This work will support the eventual 60-Day Review process and final adoption.

Finalization and Submission

Once the Draft LWRP is assembled, we will work with the City and DOS to complete any revisions, respond to public and inter-agency comments, and assist with formal adoption. All deliverables will be submitted in the required formats, Microsoft Word, accessible PDFs, and GIS shapefiles, along with properly formatted appendices and mapped data.

LaBella will also manage the timely submission of quarterly progress reports, MWBE utilization reports, and the final Project Summary and Measurable Results Report, as outlined in the RFP.

Scope of Work

The City of Lockport's Local Waterfront Revitalization Program (LWRP) will be developed through a structured, collaborative, Project Management and Coordination

LaBella Associates will provide comprehensive project management services to guide the City of Lockport through the full development and delivery of its Local Waterfront Revitalization Program (LWRP), from project kickoff through State approval and local adoption. Project management will include close coordination with City staff, the Department of State (DOS), and a locally appointed Waterfront Advisory Committee (WAC), ensuring the process is transparent, inclusive, and on schedule. Our team will work closely with the City's Director of Planning & Development to maintain project momentum and will take the lead on internal communication, quality control, document submissions, contract compliance, and required reporting.

At the start of the project, LaBella will facilitate an initiation meeting with the City, DOS, and the WAC to clarify goals, finalize the approach, and refine the project schedule and deliverables. Regular check-in calls will occur to ensure all stakeholders remain aligned, milestones are met, and tasks are progressing as expected. These calls will be documented with written summaries and shared with the project team and DOS.

LaBella will also ensure that all project work complies with New York State SEQRA requirements. We will prepare a

Full Environmental Assessment Form (EAF), support lead agency coordination as needed, and assist the City through the determination of significance. If a Positive Declaration is issued, we will support preparation of a Draft Generic Environmental Impact Statement (DGEIS) consistent with the SEQRA pathway for LWRPs. If a public hearing is required or the City elects to hold one as part of the SEQRA process, LaBella will support hearing preparation and will document outcomes and hearing notes for the project record.

LaBella will also ensure compliance with DOS communications and attribution requirements for public-facing materials, including required EPF acknowledgments and DOS coordination of press releases and public notices in accordance with DOS protocols and lead times.

Finally, LaBella will handle all MWBE utilization and reporting responsibilities associated with the DOS contract. Our partnership with Chiuten Trowbridge Landscape Architects (CTLA), a certified MBE firm, will fulfill the contract's MWBE participation goal of \$25,500. CTLA will play an integral role in site assessment, concept design, and public engagement visualization. LaBella will submit MWBE reporting in accordance with program requirements, including Form C submitted quarterly, Form D updated and resubmitted as needed if project team/utilization changes occur, and payment tracking/reporting through NYSCS.

TECHNICAL PLAN

ongoing and emerging initiatives and calibrated to convert momentum into implementable projects. This includes strengthening recent rails-to-trails and bicycle network investments; improving connections between the canal, the historic downtown core, and all commercial corridors including the west-side; and evaluating water-dependent and water-enhanced opportunities, such as a potential marina near the southwestern portion of the WRA. Canal-adjacent reinvestment opportunities, such as a hotel to support tourism and targeted infill housing (including townhomes/row houses) to add residents near the waterfront, will be assessed through market-aware analysis and community priorities. Along Eighteen Mile Creek, the LWRP will coordinate closely with ongoing remediation efforts and focus on safely expanding public access, views, and passive recreation, while integrating green infrastructure and stormwater improvements to strengthen resilience and enhance water quality.

Community-Driven and Equity-Centered Engagement

Consistent with the expectations in the RFP, LaBella will implement a robust and inclusive public engagement strategy that meets people where they are, in neighborhoods, at local events, and through digital tools. We will ensure that engagement is accessible to all residents, including those from underrepresented populations. In-person workshops will be paired with online surveys, pop-up engagements, and stakeholder interviews to ensure a full spectrum of feedback is collected.



Engagement in Herkimer—

In the Village of Herkimer, the LaBella team created window installs for priority sites within the downtown business district. To engage and educate the public, a walking tour of the sites was held - allowing community members to envision what the sites could look like after being reactivated.



Engagement will include targeted outreach to stakeholders whose day-to-day experience is directly shaped by waterfront access and investment patterns. The Waterfront Advisory Committee will be engaged throughout the full LWRP process as a standing partner in issue identification, project refinement, and consensus building, coordinated alongside other stakeholder groups and agencies.

Our partnership with CTLA will ensure that the ideas generated through community input are supported by clear, compelling visualizations and design renderings, which are critical tools for both understanding and consensus building. All input gathered will directly inform the LWRP's vision, goals, policies, and project recommendations.

Policy and Project Development

Once the WRA boundary is finalized and existing conditions are documented, our team will collaborate with the Waterfront Advisory Committee and City staff to identify priority issues, develop draft policies, and propose realistic land and water uses and capital projects. We will tailor the DOS's coastal policy framework to reflect Lockport's context, its industrial heritage, emerging recreational needs, environmental assets, and economic potential.

This phase will also include the development of Priority Project Profiles, which will detail the purpose, location, cost, benefits, and implementation strategy for up to 10 key initiatives. CTLA will provide landscape architecture and design support on these profiles, including renderings.

TECHNICAL PLAN

the City to adapt to flooding and stormwater threats, to align with NYS and federal funding programs, and to balance growth with environmental stewardship. These goals will be embedded throughout the plan, with clear implementation strategies and actionable project profiles.

Ultimately, our team sees this LWRP not just as a policy document, but as a living, working plan, one that is built with the community and for the community. Every recommendation, from zoning updates to green infrastructure projects, will be paired with realistic pathways to implementation. We believe Lockport's waterfronts can once again become places where residents and visitors gather, recreate, invest, and connect, with each other and with the City's remarkable past and future.

This is an important moment for Lockport - we are ready to help the City make the most of it.

Project Approach

The City of Lockport's Local Waterfront Revitalization Program (LWRP) will be developed through a structured, collaborative, and results-oriented process. This approach aligns with the work plan tasks in the New York State Department of State (DOS) contract and is tailored to Lockport's unique waterfront conditions and opportunities.

Our approach reflects a core principle: successful planning sits at the intersection of technical thoroughness, local knowledge, and design creativity. LaBella Associates, working in partnership with Chiuten Trowbridge Landscape Architects (CTLA), will prepare a comprehensive LWRP that meets State technical requirements while advancing the Lockport community's aspirations for both the Erie Barge Canal corridor and Eighteen Mile Creek.

Lockport's dual waterfront system calls for distinct, coordinated strategies. Along the Erie Canal,

the LWRP will focus on revitalizing key parcels, supporting tourism and small business growth, improving public access, and celebrating the City's nationally significant canal infrastructure. Along Eighteen Mile Creek, the plan will prioritize environmental restoration, expanded public access, passive recreation, and long-term resilience to flooding and erosion.

The planning process will begin with a detailed review of existing conditions, site assessments, and data collection to confirm the Waterfront Revitalization Area (WRA) boundary and complete the required inventory and analysis. We will build on prior work including the 2024 Comprehensive Plan, DRI Strategic Investment Plan, hazard mitigation plans, and canal corridor redevelopment efforts, all while engaging residents and stakeholders to incorporate new insights and lived experience.

Strategies and recommendations will be informed by Lockport's

Spotlight On: Orleans County Canal Corridor LWRP

LaBella's recent work on the Orleans County Canal Corridor Local Waterfront Revitalization Program demonstrates a direct parallel to the City of Lockport's LWRP goals along the Erie Canal and Eighteen Mile Creek. Shaped by a shared canal legacy and similar Western New York development patterns, the Orleans County corridor required balancing economic development, placemaking, environmental stewardship, and multi-municipal coordination—challenges that closely mirror Lockport's waterfront context.



TECHNICAL PLAN

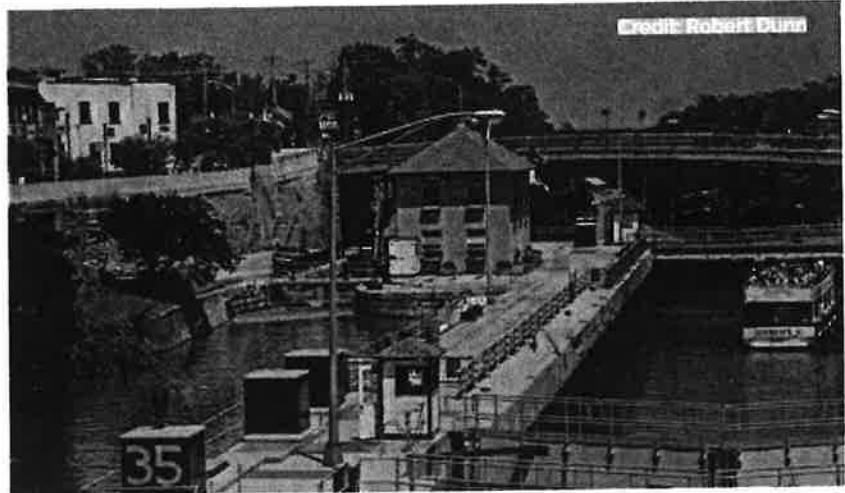
Project Understanding

Lockport is at a crossroads: the Erie Canal remains a defining legacy and a catalyst for reinvestment, positioning the City to unlock its waterfront potential.

Defined by the iconic Erie Canal and the natural corridor of Eighteen Mile Creek, Lockport's waterfronts tell a story of innovation, industry, and community. Yet in recent decades, these corridors have seen declining investment and limited connectivity, physically, economically, and socially. The development of a Local Waterfront Revitalization Program (LWRP) offers Lockport the opportunity to not only reimagine its waterfronts but to re-center them as vital assets that shape the future of the City.

LaBella Associates understands that this is more than a planning project, it is a chance to advance a shared vision for revitalization that is inclusive, strategic, and actionable. Our approach to this LWRP builds on a strong track record of delivering waterfront and downtown revitalization plans across New York State that move from vision to implementation. We understand the State's policy framework and have worked directly with the Department of State on LWRPs, Brownfield Opportunity Area (BOA) plans, Downtown Revitalization Initiatives (DRIs), and resiliency strategies. We also recognize that success depends on a grounded understanding of place, authentic community engagement, and a commitment to implementation.

In Lockport, the opportunity is multifaceted. The **Erie Canal corridor**, with its historic locks, trail systems, and civic landmarks,



is both a regional tourism anchor and a local amenity in need of improved public access, economic activation, and interpretive programming. The **Eighteen Mile Creek corridor**, while less developed, offers immense ecological value and potential as a passive recreation zone and environmental restoration corridor. Between these two distinct waterfronts lies a network of neighborhoods, downtown blocks, and industrial remnants, each with its own connection to the water and its own role in Lockport's next chapter.

We also understand that the success of this plan depends on thoughtful design and visual communication. For this reason, LaBella is proud to partner with **Chiuten Trowbridge Landscape Architects (CTLA)**, a New York State certified Minority Business Enterprise (MBE). CTLA brings experience in landscape architecture, waterfront design, and community visualization. As a key partner, CTLA will support site analysis, conceptual designs, and renderings for priority projects, ensuring that ideas move beyond paper into images that inspire

investment and community support. Their experience working with communities on parks, trails, and natural infrastructure will be instrumental in crafting meaningful, context-sensitive design solutions for Lockport's canal and creek edges.

Together, the LaBella-CTLA team brings both the technical capabilities and the creative vision to guide Lockport through this planning process. We will work collaboratively with City staff, the Department of State, and a locally appointed Waterfront Advisory Committee (WAC) to explore Lockport's full waterfront potential. Our process will be inclusive, data-driven, and responsive. We will meet people where they are, at festivals, online, and in neighborhood meetings, ensuring that all voices have a chance to shape the plan.

Our understanding of this project also reflects the realities of modern planning in New York State. Issues like climate resilience, equitable public access, economic opportunity, and inter-municipal coordination are no longer peripheral, they are central to creating lasting change. Lockport's LWRP must position



SECTION 1:
TECHNICAL PLAN

TABLE OF CONTENTS

SECTION 1

Technical Plan

SECTION 2

Experience

SECTION 3

Project Team

SECTION 4

Budget

SECTION 5

Schedule

SECTION 6

MWBE Utilization



Throughout the process, LaBella will emphasize inclusive and transparent public engagement, working closely with the Waterfront Advisory Committee to ensure the LWRP reflects community priorities and results in clear, actionable strategies. Our team is well-versed in New York State Department of State LWRP requirements and will deliver a complete, adoption-ready program that positions Lockport to advance projects, secure future funding, and guide waterfront decision-making for years to come.

We would welcome the opportunity to discuss our approach and partnership in greater detail and look forward to supporting the City of Lockport in realizing the full potential of its waterfront.

Respectfully Submitted,

LaBella Associates, DPC

Derik Kane, AICP, CNUa
Project Manager | Senior Planner
P: [\(716\) 551-6230](tel:(716)551-6230)
E: dkane@labellapc.com

Edward Flynn, AICP
Principal-in-Charge | Director of Planning



January 30, 2026

Vicki Smith
City of Lockport
Director of Planning & Development
1 Locks Plaza
Lockport, NY 14094

**RE: Development of a Local Waterfront Redevelopment Program
for the City of Lockport**

Dear Ms. Smith and Members of the Selection Committee:

LaBella Associates (LaBella) is pleased to submit our proposal to assist the City of Lockport in the development of its Local Waterfront Revitalization Program (LWRP). Lockport's Erie Canal and Eighteen Mile Creek waterfronts represent a rare opportunity to align environmental restoration, economic development, and placemaking.

Our team brings extensive experience advancing waterfront and corridor revitalization efforts throughout New York State, with strength in translating planning into implementable strategies that build directly upon recent municipal investments. For Lockport, we see the LWRP as a natural extension of the City's Comprehensive Plan and Downtown Revitalization Initiative – one that deepens prior community engagement, refines catalytic project concepts, and positions the City to leverage remediation efforts along Eighteen Mile Creek into meaningful public access, natural enhancements, and reinvestment opportunities.

A central focus of our approach will be reconnecting people and places to the waterfront – both physically and visually. Along the Erie Canal and Eighteen Mile Creek, LaBella will evaluate opportunities to expand public access, strengthen trail and sidewalk connections, improve crossings, and enhance viewsheds that reinforce the waterfront as a defining civic and economic asset. Particular attention will be given to improving walkability and multimodal connectivity between the waterfront, downtown, surrounding neighborhoods, and western commercial corridors, ensuring that revitalization benefits are shared broadly across the community.

LaBella also understands the complexity and opportunity presented by Eighteen Mile Creek's ongoing remediation as a Superfund site. Our team has experience working within constrained environmental contexts to identify strategies that protect sensitive resources while laying the groundwork for future access, ecological restoration, and recreational use. We will work closely with the City, NYS Department of State, and partner agencies to ensure the LWRP aligns with remediation timelines and regulatory requirements, while clearly articulating a long-term vision for creek-edge enhancements that support resilience, habitat improvement, and public enjoyment.

To further strengthen the City's vision and ensure ideas move beyond policy into action, LaBella is partnering with **Chiuten Trowbridge Landscape Architects (CTLA)**, a New York State Minority- and Woman-Owned Business Enterprise (M/WBE). CTLA will support site analysis, conceptual design, and high-quality renderings for priority projects, helping to translate planning concepts into compelling visuals that inspire investment, community support, and implementation. Their experience working with communities on parks, trails, canal edges, and natural infrastructure will be instrumental in crafting context-sensitive, buildable design concepts that reinforce Lockport's unique historic and natural character.

Prepared for:
Vicki Smith
Director of Planning & Development
City of Lockport
1 Locks Plaza
Lockport, NY 14094
(716) 439-6688
vasmith@lockportny.gov

Submitted by:
Derik Kane, AICP, CNUa
Project Manager
LaBella Associates
300 Pearl Street
Suite 130
Buffalo, NY 14202
(716) 551-6230
dkane@labellapc.com



City of Lockport: Development of a Local Waterfront Revitalization Program

JANUARY 30, 2026

LABELLA PROPOSAL NO. 2601282

6

City of Lockport - Resolution Request Form

Agenda Description: Fun Instructional soccer program for kids ages 3-8													
Presented By: Lew Potter	Date Submitted: 3/3/2026												
Topic Area (Select Most Applicable Option):													
Community Event Budget Amendment Contract Approval Donation Acceptance Grant Application / Award Fund Utilization Request	<table border="1" style="width:100%; border-collapse: collapse;"> <tr><td style="text-align: center;">✓</td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </table> <div style="display: inline-block; vertical-align: top; margin-left: 20px;"> Local Law Change Community Development Community Event Engineering Process Code and Planning Other </div> <table border="1" style="width:100%; border-collapse: collapse; margin-left: 20px;"> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </table>	✓											
✓													
<i>Please provide to Clerk at least 9 calendar days prior to Council meeting. Otherwise request will go to following meeting.</i>													
Summary of Resolution:													
<p>8 week fun instructional program for kids ages 3-8 yrs old. Joeys (2.5-3) 30 min, Kangas (4-5) 45 min, Jr Roos (6-8) 60 min. Our age based curriculum keeps the game fun with foot skills, fun interactive skill games, and finish with small sided games each session. Skills development and game each session. All of our coaches are current or former players, that are also good with young kids. The prgram focuses on building confidence in young players in a fun risk free enviornment.</p> <p>As director, I have over 30 years experience coaching at all levels, youth, HS, club, college, and Olympic Development. Our program has shown to improve development through more touches on the ball, more 1v1 opportunities, more excercise, and most importantly, more fun!</p>													
Explanation of Attachments:													
<p style="font-size: 1.2em; font-family: cursive;">Wednesdays 5:30 - 8:00 pm</p> <p style="font-size: 1.2em; font-family: cursive;">non-profit restroom availability</p>													
Please include all backup correspondence, purchase order, quotes, meeting minutes, emails, etc... If any of this information is confidential and cannot be released publicly, please denote a check in this field: _____													
Clerk/Legal/Finance Approval:													
Notes:													
Name: Lew Potter	Date of Approval:												

716-989-9400



VFW POST 2535

ROGER CORDLE MEMORIAL

Leprechaun 5K Run & Ruck

Leprechaun-in-training - 1.5 mile & Basket Raffle

SATURDAY • MARCH 21, 2026 • 9:00AM

ENTRY FEES:

\$25 Pre-Registration with Race Shirt

\$20 Veterans & First Responders

\$30 Day of Race

PRE-REGISTER BY MARCH 6TH



Race starts and ends at

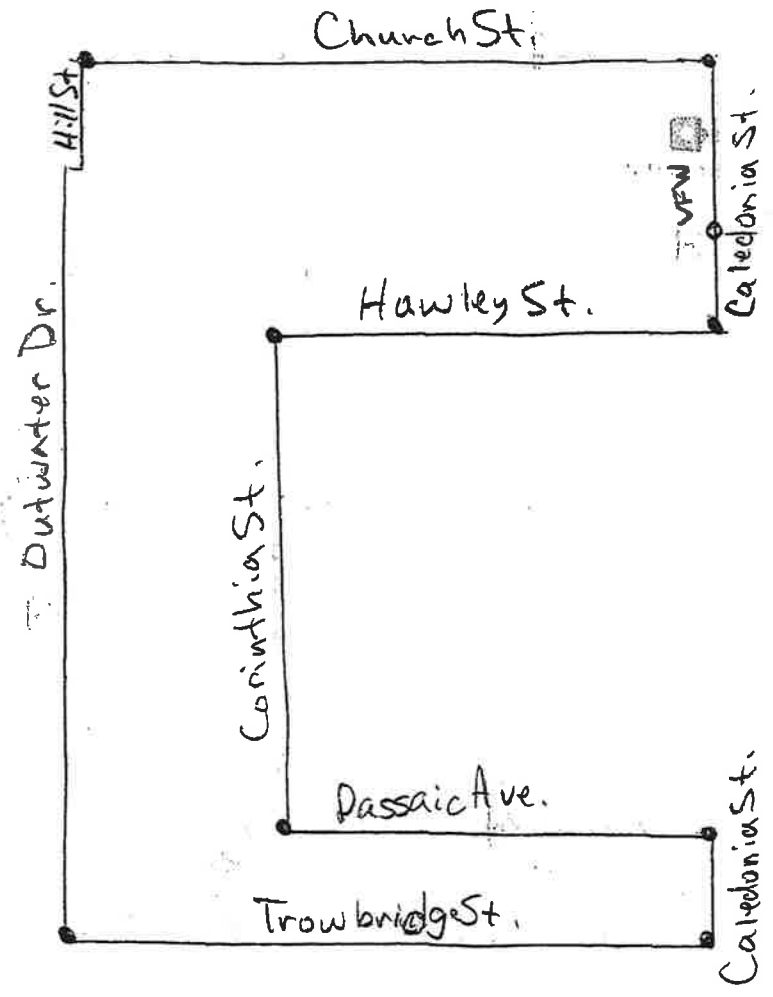
VFW POST 2535

112 Caledonia Street • Lockport

SPONSORSHIP OPPORTUNITIES AVAILABLE

For more information or to register contact: Lanny Lederhouse

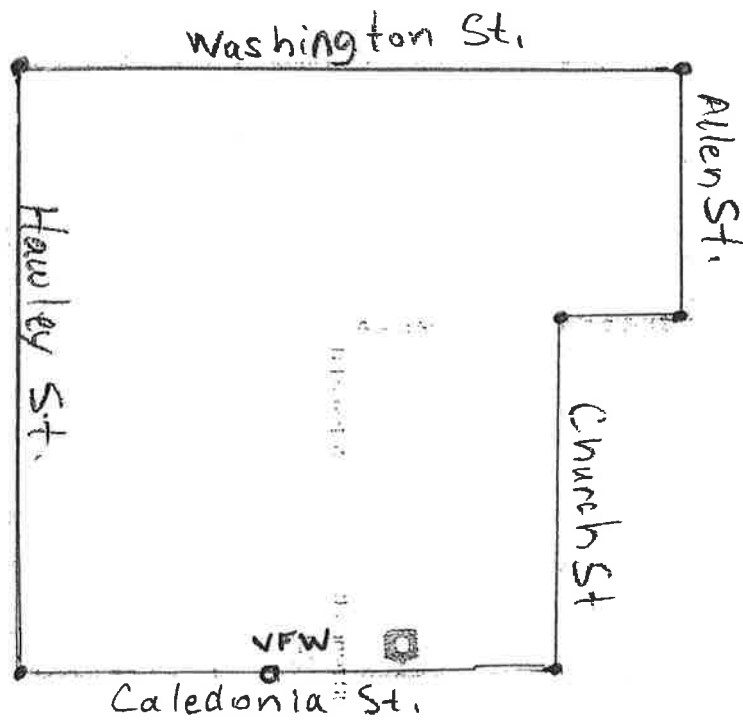
(623) 670-2605 or email Pkmvfw2535@yahoo.com



* DISTANCE 1.04 MI *

Auto Follow Roads

1



of P.H. Brown

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

02/20/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).


PRODUCER Grimsley Agency of NY LLC 5320 West Taft Rd North Syracuse, NY 13212	CONTACT NAME: David Grimsley PHONE (A/C, No, Ext): 315-452-0123 FAX (A/C, No): 315-458-4734 E-MAIL ADDRESS: grimsleyagencydavid@yahoo.com <hr/> INSURER(S) AFFORDING COVERAGE NAIC # INSURER A: Michigan Millers Mutual Insurance Company 14508 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:
INSURED Lockport Overseas Veteran's Club 112 Caledonia Street Lockport, NY 14094	

COVERAGES **CERTIFICATE NUMBER: 00019670-0** **REVISION NUMBER: 9**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. *LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. LIMITS SHOWN ARE INCLUSIVE OF AMOUNTS REQUESTED BY THE CERTIFICATE HOLDER AND MAY NOT REFLECT POLICY LIMIT AMOUNTS IN EXCESS OF THOSE REQUESTED. *Not Applicable in WY

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y		C0525875	04/01/2025	04/01/2026	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
							MED EXP (Any one person)	\$ 5,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	\$
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE	\$
							AGGREGATE	\$
								\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE	OTH-ER
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
City of Lockport is added as Additional Insured.
5k Leprechaun Run and 1 mile walk. Starts and ends at 112 Caledonia Street, Lockport, NY 14094. Event date 03/21/2026

CERTIFICATE HOLDER City of Lockport One Locks Plaza Lockport, NY 14094	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE  (DPG)
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VETERANS OF FOREIGN WARS OF THE U.S.
LOCKPORT POST NO. 2535
 112 Caledonia Street
 Lockport, NY 14094
 716-433-9528

ROGER CORDLE MEMORIAL
Leprechaun 5K Run
& Ruck

Leprechaun-in-training - 1.5 mile
& Basket Raffle



Dear Potential Sponsor,

The VFW Post 2535 will be hosting a fun run, ruck and basket raffle to raise money for the club and the many veterans in need in our community. The Lockport Leprechaun Fun Run & Ruck will take place on **Saturday, March 21st, 2026 at 9am at the VFW. Race day registration begins at 8am.** The running route will take participants through beautiful Outwater Park.

We are offering area businesses and organizations, such as yours, the opportunity to advertise on the event t-shirts which are distributed to all participants. Levels of sponsorship are **\$125, \$175, and \$400**, however, any donation amount will graciously be accepted and acknowledged at the event. A **\$175** donation will earn your business or organization name listed on our t-shirts. A **\$175** donation will earn your business or organization logo on the event t-shirt. A **\$400** donation will earn your business or organization logo on the event t-shirt and a sign posted at the start and finish.

To donate, please fill and return the bottom portion of this letter with your check by **Friday, March 13th**, to ensure recognition on our t-shirts. Please contact **Lanny Lederhouse, (623) 670-2605** with any questions or concerns.

Thank you for your consideration and continued support for our veterans.
Let's make this year a huge success!

Sincerely,

Post Commander & Post Quartermaster
 Stephanie Thurston John T. Symes III

SPONSORSHIP FORM

Business Name _____

Address _____

Phone Number _____ **Contact Person** _____

- \$125 Business name listed on t-shirt**
- \$175 Business logo listed on t-shirt**
- \$400 Business logo listed on t-shirt & sign**
- \$_____ Other amount**

Please make checks payable to:
VFW Post 2535
 112 Caledonia Street, Lockport, NY 14094

Please return by **Friday, March 13th**
 and enclose a copy of your logo or email it to
 pkmvfw2535@yahoo.com

City of Lockport - Resolution Request Form

Agenda Description: WATER DISTRIBUTION SUPERVISOR																									
Presented By: CLAYTON DIMMICK / DPC	Date Submitted: 3.5.2026																								
Topic Area (Select Most Applicable Option):																									
<table style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 50%;">Community Event</td><td style="width: 50%; text-align: center;"><input type="checkbox"/></td></tr> <tr><td>Budget Amendment</td><td style="text-align: center;"><input checked="" type="checkbox"/></td></tr> <tr><td>Contract Approval</td><td style="text-align: center;"><input type="checkbox"/></td></tr> <tr><td>Donation Acceptance</td><td style="text-align: center;"><input type="checkbox"/></td></tr> <tr><td>Grant Application / Award</td><td style="text-align: center;"><input type="checkbox"/></td></tr> <tr><td>Fund Utilization Request</td><td style="text-align: center;"><input type="checkbox"/></td></tr> </table>	Community Event	<input type="checkbox"/>	Budget Amendment	<input checked="" type="checkbox"/>	Contract Approval	<input type="checkbox"/>	Donation Acceptance	<input type="checkbox"/>	Grant Application / Award	<input type="checkbox"/>	Fund Utilization Request	<input type="checkbox"/>	<table style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 50%;">Local Law Change</td><td style="width: 50%; text-align: center;"><input type="checkbox"/></td></tr> <tr><td>Community Development</td><td style="text-align: center;"><input type="checkbox"/></td></tr> <tr><td>Community Event</td><td style="text-align: center;"><input type="checkbox"/></td></tr> <tr><td>Engineering Process</td><td style="text-align: center;"><input type="checkbox"/></td></tr> <tr><td>Code and Planning</td><td style="text-align: center;"><input type="checkbox"/></td></tr> <tr><td>Other</td><td style="text-align: center;"><input checked="" type="checkbox"/></td></tr> </table>	Local Law Change	<input type="checkbox"/>	Community Development	<input type="checkbox"/>	Community Event	<input type="checkbox"/>	Engineering Process	<input type="checkbox"/>	Code and Planning	<input type="checkbox"/>	Other	<input checked="" type="checkbox"/>
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<i>Please provide to Clerk at least 9 <u>calendar days</u> prior to Council meeting. Otherwise request will go to following meeting.</i>																									
Summary of Resolution:																									
<p>This resolution restructures staffing within the Department of Public Works – Water Distribution Division by establishing one (1) Public Works Supervisor (Water) position and abolishing one (1) Senior Water Maintenance Worker position. The change maintains the current total number of employees while improving supervisory coverage and operational efficiency. The resolution also authorizes the Director of Finance to make any necessary budget adjustments to reflect the change.</p>																									
Explanation of Attachments:																									
<p>1)RESOLTUION 2)DIRECTOR OF FINANCE MEMO 3.4.2026 TO COUNCIL 3)WATER DISTRIBUTION PERSONEL BUDGET 2026 4)WATER DISTRIBUTION BUDGET PERFORMANCE YTD</p>																									
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:																								

RESOLUTION ESTABLISHING ONE (1) PUBLIC WORKS SUPERVISOR (WATER) POSITION AND ABOLISHING ONE (1) SENIOR WATER MAINTENANCE WORKER POSITION

WHEREAS, the Common Council has been advised of operational and staffing challenges within the Water Distribution Division of the Department of Public Works, including increased overtime, supervisory workload, and employee burnout; and

WHEREAS, the Director of Streets and Parks has evaluated the staffing structure within the Water Distribution Division and recommended a restructuring of positions to improve operational efficiency and supervisory coverage; and

WHEREAS, the proposed restructuring would establish one (1) Public Works Supervisor (Water) position and abolish one (1) Senior Water Maintenance Worker position within the Water Distribution Division; and

WHEREAS, this restructuring results in no net change to the total number of full-time equivalent positions within the division (FX.8340 – Water Distribution); and

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Lockport as follows:

1. The position of Public Works Supervisor (Water) is hereby established within the Water Distribution Department (FX.8340).
2. The position of Senior Water Maintenance Worker within the Water Distribution Department (FX.8340) is hereby abolished.
3. The Director of Finance is hereby authorized and directed to make any necessary budget amendments to reflect the financial impact of this restructuring.
4. This resolution shall take effect immediately.



City of Lockport
One Locks Plaza
Lockport, New York 14094
(716) 439-6631
Email: dcavallari@lockportny.gov

Daniel Cavallari
Director of Finance

Date: 3.4.2026
To: Council, Mayor, and Corporation Counsel
From: Finance Director
Topic: Water Distribution Supervisor

Background:

At the January 7, 2026 Committee of the Whole meeting, the Common Council was advised of ongoing operational and staffing challenges within the Department of Public Works (DPW), including elevated overtime expenditures, supervisory workload concerns, and employee burnout.

As part of broader discussions regarding supervisory coverage and operational efficiency, the Director of Streets and Parks has evaluated staffing within the Water Distribution Division and is proposing a restructuring of positions within the existing authorized headcount.

Purpose:

The purpose of this memorandum is to outline a proposed staffing adjustment within the Water Distribution Division that would:

- Add one (1) Public Works Supervisor (Water) position; and
- Remove one (1) Senior Water Maintenance Worker position.

This adjustment would result in a net Full-Time Equivalent (FTE) impact of zero.



City of Lockport
 One Locks Plaza
 Lockport, New York 14094
 (716) 439-6631
 Email: dcavallari@lockportny.gov

Daniel Cavallari
 Director of Finance

Current 2026 Budgeted Staffing – Water Distribution (FX.8340):

QTY	Position	Union
1	Public Works Supervisor	CSEA
3	Senior Water Maintenance Worker	AFSCME
2.5	Heavy Equipment Operator	AFSCME
2	Water Maintenance Worker	AFSCME
1	Hydrant Maintenance Worker	AFSCME
9.5	TOTAL FTE	

Proposed Staffing Structure:

QTY	Position	Union
2	Public Works Supervisor	CSEA
2	Senior Water Maintenance Worker	AFSCME
2.5	Heavy Equipment Operator	AFSCME
2	Water Maintenance Worker	AFSCME
1	Hydrant Maintenance Worker	AFSCME
9.5	TOTAL FTE	

Proposed Change:

- +1 Public Works Supervisor
- -1 Senior Water Maintenance Worker

Next Steps:

If the Council is in support of this proposal, a formal resolution will be required that:

1. Establishes one (1) Public Works Supervisor (Water) position;
2. Abolishes one (1) Senior Water Maintenance Worker position; and
3. Authorizes any necessary budget amendments to reflect the financial impact of these changes.

Thank you,

Daniel Cavallari
 Finance Director

**Distribution
FX.8340**

PERSONAL SERVICE DETAIL

Position	<u>FY 2025 Budget</u>		<u>FY 2026 Budget</u>	
	FTE	Rate	FTE	Rate
Public Works Supervisor	1.00	\$63,385	1.00	\$64,645
Sr. Water & Sewer Maint. Worker	3.00	\$183,814	3.00	\$187,491
Heavy Equipment Oper. - Water	2.50	\$126,064	2.50	\$126,912
Water & Sewer Maint. Worker	2.00	\$105,168	2.00	\$108,581
Hydrant Maintenance Worker	1.00	\$55,508	1.00	\$56,618
Subtotal:	9.50	\$533,939	9.50	\$544,247

Temporary Services	<u>FY 2025 Budget</u>		<u>FY 2026 Budget</u>	
	FTE	Rate	FTE	Rate
Subtotal:	0.00	\$0	0.00	\$0

Grandtotal:	9.50	\$533,939	9.50	\$544,247
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Budget Performance Report

Fiscal Year to Date 03/05/26

Include Rollup Account and Rollup to Account

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year Total
Fund FX - Water Fund										
EXPENSE										
Department 0340 - Distribution										
51010	Full Time Wages	544,248.00	.00	544,248.00	15,211.54	.00	54,937.87	489,310.13	10	380,198.16
51100	Overtime	49,000.00	.00	49,000.00	1,939.51	.00	15,866.29	33,133.71	32	75,999.96
51120	Longevity	3,950.00	.00	3,950.00	.00	.00	2,675.00	1,275.00	68	3,625.00
51130	Out of Grade	5,000.00	.00	5,000.00	.00	.00	726.91	4,273.09	15	39,874.21
51170	Additional & Other Compensation	.00	.00	.00	.00	.00	.00	.00	+++	990.48
51185	Allowances	5,663.00	.00	5,663.00	.00	.00	.00	5,663.00	0	5,662.50
52035	Public Works Equipment	1.00	.00	1.00	.00	.00	.00	1.00	0	10,232.05
54001	Printing/Copying	300.00	.00	300.00	.00	.00	.00	300.00	0	66.21
54005	Office Supplies	475.00	.00	475.00	.00	.00	.00	475.00	0	356.51
54007	Janitorial Supplies	2,200.00	.00	2,200.00	.00	500.00	.00	1,700.00	23	1,713.92
54030	Small Tools	8,500.00	.00	8,500.00	.00	.00	.00	8,500.00	0	6,456.43
54035	Training and Education	1,500.00	.00	1,500.00	.00	.00	.00	1,500.00	0	745.00
54045	Travel Related Costs	750.00	.00	750.00	.00	.00	.00	750.00	0	565.35
54050	Equip. Maintenance/Repair	12,000.00	.00	12,000.00	.00	3,582.38	417.62	8,000.00	33	9,222.89
54076	Property Repairs	39,070.00	.00	39,070.00	.00	.00	67.24	39,002.76	0	6,788.83
54077	Const. & Maint. Supplies	49,500.00	.00	49,500.00	.00	9,282.98	5,903.51	34,313.51	31	68,006.68
54078	Gasoline, Oil, Diesel Fuel	3,300.00	.00	3,300.00	.00	.00	.00	3,300.00	0	2,475.54
54083	Misc. Support Services	.00	.00	.00	.00	.00	.00	.00	+++	8,857.04
54085	Clothing and Uniforms	2,050.00	.00	2,050.00	.00	.00	.00	2,050.00	0	1,055.08
54300	Vehicle Maint. & Repair	4,400.00	.00	4,400.00	.00	448.25	26.85	3,924.90	11	3,493.65
54440	Fees & Permits	1,000.00	.00	1,000.00	.00	.00	200.00	800.00	20	200.00
54540	Utility System Reform	30,000.00	.00	30,000.00	.00	9,470.61	138.75	20,390.64	32	8,694.32
54605	Telephone Services	5,832.00	.00	5,832.00	.00	3,682.77	422.23	1,727.00	70	4,178.22
54620	Utilities - Natural Gas	9,000.00	.00	9,000.00	.00	.00	1,270.06	7,729.94	14	6,448.12
58010	FICA	46,525.00	.00	46,525.00	1,284.30	.00	5,527.24	40,997.76	12	37,799.19
58020	Workers Compensation	18,830.00	.00	18,830.00	457.44	.00	2,420.12	16,409.88	13	26,683.60
58040	Hospital & Medical Insurance	240,112.00	.00	240,112.00	5,024.94	.00	28,169.16	211,942.84	12	168,009.40
58050	Retirement	87,563.00	.00	87,563.00	.00	.00	20,263.08	67,299.92	23	70,878.94
Department 0340 - Distribution Totals		\$1,170,769.00	\$0.00	\$1,170,769.00	\$23,917.73	\$26,966.99	\$139,031.93	\$1,004,770.08	14%	\$951,277.28
EXPENSE TOTALS		\$1,170,769.00	\$0.00	\$1,170,769.00	\$23,917.73	\$26,966.99	\$139,031.93	\$1,004,770.08	14%	\$951,277.28
Fund FX - Water Fund Totals										
REVENUE TOTALS		.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS		1,170,769.00	.00	1,170,769.00	23,917.73	26,966.99	139,031.93	1,004,770.08	14%	951,277.28
Fund FX - Water Fund Totals		(\$1,170,769.00)	\$0.00	(\$1,170,769.00)	(\$23,917.73)	(\$26,966.99)	(\$139,031.93)	(\$1,004,770.08)		(\$951,277.28)
Grand Totals										
REVENUE TOTALS		.00	.00	.00	.00	.00	.00	.00	+++	.00

City of Lockport

Budget Performance Report

Fiscal Year to Date 03/05/26

Include Rollup Account and Rollup to Account

EXPENSE TOTALS	1,170,769.00	.00	1,170,769.00	23,917.73	26,966.99	139,031.93	1,004,770.08	14%	951,277.28
Grand Totals	(\$1,170,769.00)	\$0.00	(\$1,170,769.00)	(\$23,917.73)	(\$26,966.99)	(\$139,031.93)	(\$1,004,770.08)		(\$951,277.28)

