

Request for Board Action Application



Code Enforcement Office

◆ 3265 Creek Road ◆ Youngstown, New York 14174 ◆
◆ (716) 745-3730, ext. 7 ◆ fax (716) 745-9022 ◆
◆ mobile (716) 531-6431 ◆
◆ p.jeffery@townofporter.net ◆



- FILE
- SCAN TO IPS
- SET UP FILE

TOWN of PORTER ◆ VILLAGE of YOUNGSTOWN

REQUIRED INFORMATION:

An incomplete Application may delay the timely issuance of your Permit; please enter "n/a" if a section is not applicable.

Date of Application: 2/20/2025

1.) Project Location:

- a. Number & Street Address: 214 Lockport St (Old Rite Aid)
- b. Tax Map Number (SBL): 45.18-3-51
- c. Current Use/Occupancy of Property/Building: commercial - Rite Aid
- d. Proposed Use/Occupancy of Property/Building: Commercial - Retail

2.) Owner Contact Information:

- a. Owner Name: Under Contract - The Broadway Group, LLC
- b. Address: 216 Westside Square
- c. City, State, Zip code: Huntsville, AL 35801
- d. Phone Number: (256) 679-1513
- e. Email: Carson.styles@broadwaygroup.net

3.) Type of action requested:

- | | |
|--|--|
| <input checked="" type="checkbox"/> SITE PLAN REVIEW:
<input type="checkbox"/> preliminary review <input type="checkbox"/> final review | <input type="checkbox"/> REZONING REQUEST |
| <input type="checkbox"/> USE VARIANCE | <input type="checkbox"/> MINOR SUBDIVISION |
| <input checked="" type="checkbox"/> AREA VARIANCE | <input type="checkbox"/> MAJOR SUBDIVISION |
| <input type="checkbox"/> SPECIAL USE PERMIT <input type="checkbox"/> new <input type="checkbox"/> renewal
type/use: _____ | <input type="checkbox"/> APPEAL |
| | <input type="checkbox"/> LOT LINE ADJUSTMENT |

PROPOSED USE OF PROPERTY: ~~Commercial~~ Retail/Variety Store
LOCATED on the North side of Lockport St. (road, street, etc.)
PROPERTY is located in what Zoning District: Commercial
Is there a SPECIAL ZONING district/ LWRP requirement: _____

(continued on opposite side)

Is the parcel located in: Flood Hazard Area NYSDEC Wetland FEDERAL Wetland BROWNFIELD

Required documents checklist (verify applicability with Code Official):

- | | |
|--|---|
| <input checked="" type="checkbox"/> Letter of intent | <input type="checkbox"/> Legal Description |
| <input type="checkbox"/> SEQRA part one (1) | <input checked="" type="checkbox"/> Drawings and/or Documents |
| <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Agent's Letter (if applicable) |
| <input type="checkbox"/> Survey | |

- Public Hearing/Application fee of \$ 150.00 date received _____
- Lot Line Adjustment/Application Fee of \$ 75.00
- Application denied for a Building Permit due to _____
- Referral to Niagara County Planning Board (if required – refer to mutual agreement)
- Engineering cost recovery fee (if require) of \$ _____ date received _____

APPLICANT'S SIGNATURE:  _____ date received _____

CODE ENFORCMENT OFFICER signature: _____ date received _____

NOTES/STATEMENT OF INTENT:

Our intent with this project is to take the existing $\pm 7,383$ SF Rite Aid & to add a $\pm 1,361$ SF addition. This will make the total space $\pm 8,744$ SF. We will not be doing anything to the coffee shop next door. In addition, we will be replacing the privacy fence to the rear & refinishing the existing shared parking lot. We are working now with our attorney & neighbors to eliminate the parking requirements in the deed restrictions. We are asking for a variance (set back) for the addition as it will go all the way to the property line.

For official / town use only:

- | | |
|--------------------------|--|
| <input type="checkbox"/> | Sent to Zoning Board of Appeals on _____ |
| <input type="checkbox"/> | Sent to Planning Board on _____ |
| <input type="checkbox"/> | Sent to Town Engineer on _____ |
| <input type="checkbox"/> | Sent to Highway Department on _____ |
| <input type="checkbox"/> | Sent to Town Attorney on _____ |

All Zoning actions require Planning Board referral. If Niagara County Planning Board referral is necessary, all completed referrals must be received at the NCPB office by close of business on Friday which falls six business days before the third Monday of each month.