

Myers

LOCKPORT PLANNING AND ZONING BOARD
LOCKPORT, NEW YORK
SEPTEMBER 14, 2020

PRESENT: TERRY HARMON, CHAIRMAN, MARSHALL ROTH, JEFF TRACY, ROBERT BRAGG, DON GILL, STACY STOLL (VIA GOTO MEETING), JASON DOOL, CHIEF BUILDING INSPECTOR, PAT MCGRATH, DEPUTY CORPORATION COUNSEL.

EXCUSED: ROBERT BRAGG

The meeting of the Lockport Planning Board was called to order at 5:00 P.M. at the Lockport Municipal Building, One Locks Plaza, Lockport, New York.

A virtual meeting was also set up for those applicants that could not physically be present do to COVID related issues.

1. Lockport Self Storage. 616 West Avenue. Request to install an approximately 25,000 s.f. stone area in the southeast section of the parcel for RV/boat storage situated in an I-2 Zone.

Mr. John Myers was present for the project.

Mr. Myers stated that they would like to extend the rear RV parking lot to the east. He said that it would double the size of the parking area, adding 25, 000 s.f. He said that they are going to strip the area, leave the fill on site and install crusher stone. He said they have a waiting list of people wanting to park their vehicles there.

Commissioner Gill asked if it is just RVs being parked on the lot.

Mr. Myers said that there are recreational vehicles.

Commissioner Gill asked if there are any other types of vehicles on the property.

Mr. Myers said yes, cars and boat trailers but mostly RVs. He said they designed the parking area with spaces for RVs so they have enough room in between them.

Commissioner Roth asked if the vehicles are registered.

Mr. Myers said yes.

Commissioner Harmon asked how long the vehicles are usually stored on the property.

Mr. Myers said usually from November to May.

Commissioner Roth asked what businesses he intended on putting in the building.

Mr. Castricone said that he plans on putting his real estate business in the back of the first floor and the salon is to be determined.

Commissioner Roth ask what he plans on doing with the hedges that are situated between this building and the muffler shop.

Mr. Castricone said that he is going to take them down. He said that he plans on making the building look nice and is working on getting a new sign installed.

The meeting was opened to the public.

The meeting was closed to the public.

There being nothing further Commissioner Tracy made a motion to recommend to the Council the request for a Special Use Permit to utilize the building for office space, salon/retail space and a dwelling unit. Seconded by Commissioner Roth.

Commissioner Gill-yes
Commissioner Harmon-yes
Commissioner Stoll-yes
Commissioner Roth-yes
Commissioner Tracy-yes

RECOMMENDED TO COUNCIL

3. The Broadway Group, LLC. 195 Walnut Street. Request for site plan approval to erect an approx. 9,000 s.f. retail building situated in a B-2 Zone.

Tara Mathias from The Broadway Group joined the meeting via GoTo.

Ms. Mathias stated that they are looking for site plan approval for and an approx. 9,000 s.f. retail building with 30 parking spaces and landscaping included. She said that they will be utilizing public utilities. She said that the Traffic Advisory Committee approved their request for ingress and egress on Walnut Street. She stated that they would like to move forward with their project. She said they were able to upgrade the dumpster enclosure per the Planning Board's request. She said that it will be block to match the building.

Commissioner Harmon asked what material the enclose will be.

Ms. Mathias stated that it will be block and then will be painted to match the building façade. She said that it will be a beige color.

Commissioner Harmon asked if there will be ingress and egress on Walnut Street only.

4. OYA Solar NY, L.P. 219 & 251 Summit Street. Request for a Special Use Permit to install a 7 MW ground mounted solar facility situated in an R-1 Zone. John Ottaviano was present on behalf of OYA Solar along with Mr. Ray Ruhlmann, current property owner.

Mr. Ottaviano stated that the Board requested more detail on the project which they have provided. He stated that they produced a glare study done by Four Cast and complies with the Federal Aviation Laws. He stated that the study measures yellow and green glare from two different flight paths, one at the Royalton Airport and one at the Niagara Falls Airbase. He said that no appreciable glare was found. He said that they also did a ground study at 40 point around the property and no appreciable glare was found.

Mr. Ottaviano stated that they showed the Board visuals of the green screening and fencing to be installed at the property and also the buffer along the historic parcel.

Mr. Ottaviano stated that there will be a continuous screen through all seasons. He said that they produced the decommissioning plan that is effective for the life of the project. He said that they have set a \$250,000 bond for project "A" and a \$105,000 bond for project "B". He said that they used the NYSERDA bond measurements.

Mr. Ottaviano stated that they have submitted a letter from OYA explaining the differences between industrial solar and community solar. He said that community solar is 5MW or less and the energy can be purchased by the land owner or the community and the rest goes to the grid.

Mr. Ottaviano stated that industrial solar is 10MW or more and can go on for acres and acres. He said that these projects are controlled by the State. He said that their proposed project is not like what you see right now going on in Pendleton and Cambria.

Commissioner Tracy asked if this is the type of project that you get notifications from NYSEG asking if the homeowner wants to join.

Mr. Ottaviano said yes, they are required to offer the energy to the community.

Commissioner Tracy said that he has driven down Summit Street several times recently. He said that he thinks that OYA has done a great job showing the Board what they are doing. He said that he feels that where there are gaps in the brush, he would like to see some trees planted to block the fences. He said maybe Arborvitaes or trees staggered to make it harder to see the fence.

Mr. Ottaviano said that they are OK with that.

Commissioner Harmon said that he went and looked at the Ransomville site and they have evergreen trees planted to hide the site.

Mr. Ottaviano stated that they are agreeable to making the site more aesthetically pleasing.

Commissioner Stoll-yes
Commissioner Roth-yes
Commissioner Tracy-yes

RECOMMENDED TO COUNCIL

5. Bohler Engineering. 64 Chestnut Street. Request to remove a portion of the existing retaining wall and fence and a minor modification to the parking lot situated in a B-2 Zone.

Mr. Steve Vukas from Bohler Engineering and Mr. Tom McCormick joined the meeting via GoTo.

Mr. Vukas stated that this is a simple project. He said that there is a retaining wall along the rear of the property that is not in good shape. He said that it is on the north side of the property along Union Street. He said that the retaining wall is on the property line next to the sidewalk. He said that when they looked at the wall and did some soil testing, they decided to remove a portion of the wall. He said that they will be replacing the section of the wall they remove with soil and hydroseed. He said they will be grading the property at a 3:1 slope to meet the grade at the sidewalk.

Commissioner Gill asked if they are going to put grass down.

Mr. Vukas said yes, they will remove the wall, grade the land and hydroseed the area. He said they will also install a stabilizing mat down to ensure that it doesn't slide.

Commissioner Roth said that he is concerned with the slope and installing grass. He asked if they considered installing riprap rock similar to the hockey arena.

Mr. Vukas said that they can consider it.

Commissioner Roth said that they are concerned with there being a maintenance issue because of the slope. He said that it would be an eyesore for the City.

Jason Dool asked if the slope is from the top of the wall.

Commissioner Harmon said that it appears to be from the wall going down at a 40 or 50-degree angle.

Mr. Vukas said that it is a 3:1 slope, three feet in height to a one-foot drop. He said that it can be mowed and maintained.

Jason Dool asked if some of the existing wall on the north side is going to stay.

Mr. Vukas said that 90 percent of the wall is being removed, just the end is staying. He said that it will slope down from there.

The meeting was opened to the public.