

LOCKPORT PLANNING AND ZONING BOARD
LOCKPORT, NEW YORK
NOVEMBER 2, 2020

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

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.

1. Kearney Realty and Dev. Group, Inc. 160 Washburn Street. Request to subdivide Building #3 from the existing parcel situated in an I-3 Zone.

Mr. John Ottaviano, attorney was present at the meeting while Mr. Ken Kearney joined the meeting virtually.

Mr. Ottaviano stated that the GLDC would like to sell Building #3 to Kearney Development. He said that the building is approximately 151,400 s.f. and is part of the Harrison Radiator Complex. He said that it would be impossible to meet any setback requirements because they will only be selling the footprint of the building. He said that they would like to use the building for mixed use, some commercial and some residential. He said that they plan on doing upgrades to the property. He said that they went to the ZBA for the variances they needed and are just here for the subdivision.

The meeting was opened to the public.

The meeting was closed to the public.

There being nothing further Commissioner Tracy made a motion to approve the request to subdivide Building #3 from the existing parcel. Seconded by Commissioner Roth.

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

APPROVED

2. Ulrich Sign Company. 150 Professional Parkway. Request to deviate from the coordinated sign plan situated in a B-4 Zone.

Andrew Warne was present from Ulrich Sign Company.

Mr. Warne stated that they would like to install a sign that is different than what is allowed. He said that the sign is a Federal Agency logo and cannot be changed.

Commissioner Tracy asked if the sign is lit.

Mr. Warne said that all of the signs in the park are back lit.

The meeting was opened to the public.

The meeting was closed to the public.

There being nothing further Commissioner Tracy made a motion to approve the request to deviate from the coordinated sign plan. Seconded by Commissioner Stoll.

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

APPROVED

3. Falcon Land Development, LLC. 500 Park Lane Circle. Request to subdivide the existing 8.5-acre parcel into 14 parcels situated in an R-3 Zone.

Mr. Richard Gicewicz was present from Falcon Land Development.

Mr. Gicewicz stated that their company is currently under contract to purchase the 8.5-acre parcel at 500 Park Lane Circle. He said that the owner is aware that he is at the meeting. He said that he is trying to do his due diligence and this phase is to determine the viability of the project. He said that they came up with several concepts and feel that this one is the best fit for the neighborhood. He said that it will be the least obtrusive and lower the density in the area. He said that they would like to take the 8.5-acre lot and subdivide it into 14 building lots. He said that the largest will be 1.27 acres. He said that the zoning is R-3 and there is vacant land across the street and a subdivision to the east with single family homes. He said that there is a complex behind this land that is multiuse. He said that the lots will have direct frontage on Park Lane Circle so no new roads will have to be put in. He said that there are already public utilities on site but they will be required to install approximately 885ft of sewer and 275ft of water mains. He said that they verified the capacity of the mains with the Engineering Department.

Mr. Gicewicz said that this will not be intrusive to the neighborhood. He said that it will increase the tax base and he is looking for approval to move forward with the project.

Commissioner Tracy said that he lives in that neighborhood. He asked if they plan on adding sidewalks.

Mr. Gicewicz said that has never been discussed.

Mr. Dool stated that by Ordinance they will have to install sidewalks as each individual house is built.

Commissioner Tracy asked if they have had anyone interested in building yet.

Mr. Gicewicz said that they haven't put it out there yet, but has talked to some brokers and developers. He said that he has had positive feedback so far.

Commissioner Harmon stated that this property is in the flood plain. He asked if there is going to be a problem with that.

Mr. Gicewicz said that there is currently a ditch at the rear of the property which they will relocate. He said that some of the houses will be in the flood plain and will have to have flood insurance. He said that the height of the finished floor will have to be raised when they build. He said that they took the FEMA elevations and shot some new ones and it looks like they will have to bring the foundation up two or three feet. He said that they will be transparent to the builders when the time comes.

The meeting was opened to the public.

The meeting was closed to the public.

There being nothing further Commissioner Roth made a motion to approve the request to subdivide the existing 8.5-acre parcel into 14 parcels with the condition that the Zoning Board of Appeals grants the approval of the R-1 use.

Seconded by Commissioner Stoll.

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

APPROVED

4. Redline Automotive. 397 West Avenue. Request to remove the existing wooden fence on the north side of the property and install an 8' chain link fence with screening situated in a B-3 Zone.

Mr. Aaron McMichael was present.

Mr. McMichael stated that they would like to replace the existing fence the same size with chain link and a black vinyl coated gate.

Commissioner Harmon said that the building looks great.

The meeting was opened to the public.

The meeting was closed to the public.

There being nothing further Commissioner Tracy made a motion to approve the request to remove the existing wooden fence and replace it with an 8' chain link fence with black screening. Seconded by Commissioner Stoll.

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

APPROVED

5. The Chapel. 25 Buffalo Street. Request to install a metal roof on the church and rectory situated in a B-2 Zone.

Mr. Keith Patcyk and Mr. Richard Burksome from the Chapel were present.

Mr. Patcyk stated that they would like to change the roof to metal on the church and rectory.

Commissioner Harmon asked why they would like to change the roof to metal.

Mr. Patcyk said that they are having issues with the shingles and it is cost effective. He said that the material is also more accessible.

Commissioner Harmon read aloud a letter from the City of Lockport Community Development Director expressing his concern with the change.

Commissioner Bragg asked if they were aware there was a concern with the change.

Mr. Patcyk said no. He said that they would choose a neutral color that matches what is there. He said that there is a \$100,000 difference in cost of the material. He said that they are having issues with the roof leaking and don't have the money right now.

Commissioner Roth said that the Board is not unsympathetic to their budget, however this would have the character of the neighborhood and the building.

The meeting was opened to the public.

The meeting was closed to the public.

There being nothing further Commissioner Tracy made a motion to deny the request to install a metal roof on the church and rectory. Seconded by Commissioner Stoll.

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

DENIED

6. Todd & Pamela Kaiser. 34 Fairfax Street. Request for a Special Use Permit to install a driveway that will run through 34,38 and 42 Fairfax Street for access to 348 State Rd situated in an R-2 Zone.

No Show.

Commissioner Tracy made a motion to approve the minutes from the October 27, 2020 meeting. Seconded by Commissioner Bragg. Ayes-6 Noes-0

Commissioner Roth made a motion to adjourn the meeting. Seconded by Commissioner Stoll. Ayes- 6 Noes-0

THE NEXT REGULARLY SCHEDULED MEETING WILL BE DECEMBER 7, 2020. IF YOU CANNOT ATTEND PLEASE CONTACT MEGAN AT 439-6754 OR mbrewer@lockportny.gov.