

LOCKPORT PLANNING AND ZONING BOARD
LOCKPORT, NEW YORK
JANUARY 4, 2021

PRESENT: TERRY HARMON, CHAIRMAN, MARSHALL ROTH, JEFF TRACY, STACY STOLL, ROBERT BRAGG, DON GILL, ROBERT BRAGG (virtually), 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. Sheri Scholl. 110 Lindhurst Drive. Request for a home occupation to operate a hair salon in the existing attached garage situation in an R-1 Zone.

Ms. Scholl stated that she has been a hair stylist for 18 years and has been renting a booth for the last 11 years. She said that she would like to be able to convert her garage into a legal salon for herself. She said that she would not have any employees. She said that it has been difficult with her child being home from school. She said that she works parttime and would be able to work more if she was working from home.

Commissioner Roth asked what her hours of operation are.

Ms. Scholl said that she only works 16 to 18 hours a week, usually 4 hours at a time. She said that due to the COVID guidelines it has been harder.

Commissioner Roth asked if she would work during the day or evenings.

Ms. Scholl said mostly evenings, some Saturday afternoons and a few daytime hours. She said that she can't work during the day right now because her son is home and she has to wait until her husband gets home.

Commissioner Harmon asked if she plans on having any signage.

Ms. Scholl said no, she wasn't sure with the zoning if that is allowed. She said her business is all client based anyways.

Commissioner Harmon asked if she plans on only have one client at a time in the salon.

Ms. Scholl said that there will only be one client at a time and there will be no influx of traffic. She said that she lives directly across from Briody's.

Commissioner Harmon asked if she plans on installing or changing any outdoor lighting.

Ms. Scholl said no.

Commissioner Roth asked where her clients will park.

Ms. Scholl said that they have a large driveway.

Commissioner Roth said that the Board doesn't want the street covered in cars.

Ms. Scholl said that their neighbors park in the street more than anyone because they have kids. She said that she never parks in the street.

The meeting was opened to the public.

Commissioner Harmon read aloud a letter from Dan and Anita Mullane, 93 Lindhurst Drive, in support of Ms. Scholl's request.

The meeting was closed to the public.

There being nothing further Commissioner Roth made a motion to approve the request for a home occupation to install a salon in the attached garage situated in an R-1 Zone. Seconded by Commissioner Stoll.

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

APPROVED

2. A Plus Performance Cycle, Inc. 2 Bright Street. Request to install a metal roof on the existing building situated in a B-3 Zone.

Mr. Adam Clark, owner of the building was present.

Mr. Clark stated that he is the owner of the motorcycle shop. He said that he would like to tear the roof off and replace it with a metal roof. He said that it will be flat black in color and there will not be a pitch change.

Commissioner Roth asked if they are doing the entire building.

Mr. Clark said yes.

Commissioner Harmon asked if the gutters are going to remain the same.

Mr. Clark said yes.

Commissioner Harmon asked if the gutters that are there now drain into the storm sewer.

Mr. Clark said that he thinks that some of them do and some of them discharge into the parking lot.

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 install a flat black metal roof on the building situated in a B-3 Zone. Seconded by Commissioner Stoll.

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

APPROVED

3. Todd & Carla Chenez. 21 Main Street. Request to deviate from the coordinated sign plan situated in a B-2 Zone.

Mr. Todd Chenez was present.

Mr. Chenez stated that he and his wife own Chenez Popcorn. He said that they have rebranded their business and are looking to replace their old sign with a new one. He said that they will also be installing signs on the pylon sign at the corner of Main Street and Pine Street.

Commissioner Harmon asked if the pylon signs are going to be the same as the logo on the wall signs they are replacing.

Mr. Chenez said yes.

Commissioner Roth asked if the landlord has seen the signs they have proposed.

Mr. Chenez said yes, he emailed everything to them.

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 situated in a B-2 Zone. Seconded by Commissioner Roth.

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

APPROVED

Commissioner Roth made a motion to approve the minutes from the December 7, 2020 meeting. Seconded by Commissioner Stoll. Ayes-6 Noes-0

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

THE NEXT REGULARLY SCHEDULED MEETING WILL BE FEBRUARY 1, 2021. IF YOU CANNOT ATTEND PLEASE CONTACT MEGAN AT 439-6754 OR mbrewer@lockportny.gov.