

LOCKPORT PLANNING AND ZONING BOARD
LOCKPORT, NEW YORK
DECEMBER 7, 2020

PRESENT: TERRY HARMON, CHAIRMAN, MARSHALL ROTH, JEFF TRACY, ROBERT BRAGG, DON GILL, ROBERT BRAGG, STACY STOLL, 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. Marc & Ashley Pietrzykowski. 484 West Avenue. Request for a Special Use Permit to utilize the existing residential home as a banquet facility and utilize the outdoor space as a dining/entertainment area situated in an I-3 Zone.

Ms. Pietrzykowski stated that this currently Josie's Place and the house next door. She said they plan on keeping the existing business as is and using the lot behind 484 West Avenue as an extension of the bar in the nicer weather. She said that with the pandemic the reduced occupancy is difficult. She said that they are trying to open up space so that they have a better chance at making the business work. She said that they are going to try and incorporate history in the bar calling it "Hawley's Grove". She said that there used to be a lot of grove bars in the area and not many are left. She said that the first year they are open they want to keep things flexible with the ability to move things around. She said that they would like to have entertainment outside Friday and Saturday until midnight and install a pavilion and outdoor bar to serve alcohol out of. She said that the last phase of their project would be to convert the interior of the existing house into an entertainment space where people could have baby showers, games nights, fantasy drafts, etc.

Commissioner Gill asked where the pavilion would be located.

Ms. Pietrzykowski said that it is on one of the drawings, in the back of the property.

Commissioner Harmon said that the Board has questions about the location of buildings that they are proposing. He said that the drawings are not clear. He asked if in Phase one, will the pavilion be temporary. He asked how large the tent will be.

Mr. Pietrzykowski said the tent will be portable at first and it will be 10' x 20'.

Commissioner Roth questioned the bar that they call for in their application. He asked if they are going to be serving food and alcohol at the outdoor bar.

Ms. Pietrzykowski said that the bar will be for serving drinks so the servers do not have to run back to the building so many times. She said that the food will come from the kitchen in Josie's.

Commissioner Roth said that the Board doesn't want to hold up what they are trying to do but asked what timeline they have for completing the phases of this project.

Ms. Pietrzykowski said that they have a three to five-year plan. She said that the first year they are going to try and figure out what works and where things need to be located.

Commissioner Roth said that down the road they would have to come back to the Board for the permanent buildings installed.

Commissioner Harmon question the portable bar. He asked if there is going to be a wash station for dishes and hand washing.

Mr. Pietrzykowski said that in the first phase they will run a hose to the bar. He said it will only be temporary. He said that when they build the permanent structure there will be a dish station.

Commissioner Harmon asked what they plan on doing with the waste water.

Ms. Pietrzykowski said that temporarily they will use a basin that will be emptied in the bar or house. She said that there are bathrooms in both the existing bar and house.

Commissioner Roth said that he has concerns with the alcohol sales outdoors. He asked if they have contacted the Health Department or the SLA yet.

Ms. Pietrzykowski said that the sale of the properties is contingent on the SUP being granted. She said that once they own the buildings, they can begin contacting the right people. She said that they can't get answers to a lot of questions until they own the properties.

Commissioner Harmon asked if they are going to be able to put the outdoor bar on the 484 West Ave property because the liquor license will be for 482 West Ave.

Mr. Pietrzykowski said that they will have to have two licenses. He said that he knows this can be done because there is an open-air bar in Newfane and there are also a few others.

Commissioner Harmon said that this is two different addresses.

Megan Brewer asked if they have looked into combining the properties. She suggested they try to combine them at the time of sale.

Commissioner Gill asked how deep the properties are.

Ms. Pietrzykowski said that the one is three lots deep and one wide.

Commissioner Tracy asked if they feel they have enough parking for the grove bar.

Ms. Pietrzykowski said yes, they spoke with Jason Dool and he said that they have enough parking. She said they have also looked into other places to park. She said that they have talked about asking the Sugar Shack because they are closed at the times, they would need the parking.

Jason Dool stated that he did the math for the parking spaces based on the square footage of the bar and the house. He said that our Ordinance doesn't have requirements for outdoor spaces. He said that the 484 West Ave lot is 60' x 300'.

Commissioner Harmon asked if they plan on putting lighting outside.

Ms. Pietrzykowski said that they don't have anything planned yet but they will have to put something outside.

Mr. Pietrzykowski said that once they have permanent structures they will know more. He said that right now they will put up temporary lights for the first year. He said that they need to figure out where to put things.

Ms. Pietrzykowski said that there won't be lights pointed at the neighboring properties. She said that the car wash is next door. She said that the stage will face the car wash and the lights will point downwards. She said that the lights won't be bright.

Commissioner Roth said that they are going to have to come back with more permanent plans.

Commissioner Tracy asked if they talked to the neighbors.

Mr. Pietrzykowski said that they have spoken to some of them.

Ms. Pietrzykowski said that Josie's has used the lot for outdoor events for years, just not permanently.

Commissioner Harmon asked if the outdoor lights will be on all the time or only when they are operating.

Ms. Pietrzykowski said they then will only be on while they are operating. She said they may have motion detectors back there.

Commissioner Bragg asked about the hours of operation. He asked if they would be ok with only operating until 10 pm.

Mr. Pietrzykowski said he didn't see why not. He said that they mentioned midnight because it takes a while to get people out.

Commissioner Harmon said that the Board is concerned with the entertainment playing late. He said that they can stop the entertainment at 10 pm then filter people out.

Mr. Pietrzykowski said that most music starts late, they are trying to start it early.

Ms. Pietrzykowski said that they aren't looking for really loud bands.

Commissioner Gill asked if they are going to do anything with the exterior of the buildings.

Mr. Pietrzykowski said they are going to replace the siding, install bollards and paint the house.

Ms. Pietrzykowski said that she has some ideas for streetscape at the house.

Commissioner Harmon asked if phase II of their project is where they are going to install the permanent buildings. He asked how long that will take.

Mr. Pietrzykowski said that they want to do the temporary stuff the first year and then figure it out.

Ms. Pietrzykowski said that they want to keep everything as green as possible.

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 the request for a Special Use Permit to utilize the existing residential home as a banquet facility and utilize the outdoor space as a dining/entertainment area situated in an I-3 Zone as follows:

1. The outdoor entertainment be limited to 8 pm to 10 pm.
2. The applicant return to the Planning Board with site plans for the permanent building structures.

Seconded by Commissioner Roth.

Jason Dool just wanted to make it clear that they have to return to the Board with site plans for the permanent structures.

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

RECOMMENDED TO COUNCIL

2. Robert Bell. 4 Lock Street. Request for site plan approval of building façade upgrade situated in a B-2 Zone.

Susan Evenson, Apex Consulting was present.

Ms. Evenson stated that Mr. Bell purchased 4 Lock Street which is an abandoned two-story building. She said that he would like to install apartments on the 2nd floor and use the first floor for retail or business space.

Ms. Evenson said that he would like to put three apartments on the 2nd floor. She said that there is an alley behind the building on Ontario Street next to the Dale Association that is 8'2" wide. She said that the alley dead ends behind the building. She said that the alley is 18'10" long and is room for three parking spaces.

Ms. Evenson said that this building is the former Moose Lodge. She said that they would like to restore it to look similar to the old building. She said that they are not sure what is under the current siding. She said that they would like to install two balconies on the front of the building and one in the back of the building as well as awnings over the windows.

Commissioner Tracy asked if they are going to install new window openings.

Ms. Evenson said yes, they will install window openings on the 2nd floor and install sliding or French doors to replace what is currently there.

Commissioner Harmon asked how deep the balconies are going to be.

Ms. Evenson said that they will be 3' and in the City right-of-way.

Commissioner Harmon asked if they are going to clean up the rear of the building.

Ms. Evenson said that there is a concrete block addition on the rear of the building that they are going to remove and install four door openings for the building occupants. She said the fire escape will remain.

Commissioner Harmon asked if the rear of the building will look similar to the front.

Ms. Evenson said yes.

Commissioner Harmon asked if when they remove the concrete block addition, more parking will be created.

Ms. Evenson said yes.

The meeting was opened to the public.

The meeting was closed to the public.

Commissioner Tracy asked if the color on the rendering is accurate.

Ms. Evenson said yes, the building is already red brick. She said that they are going to clean it up. She said they are going to take the siding off and see what is underneath.

Commissioner Roth asked if the building will be a neutral color.

Ms. Evenson said yes.

There being nothing further Commissioner Roth made a motion to approve the request for site plan approval of building façade upgrades situated in a B-2 Zone. Seconded by Commissioner Stoll.

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

APPROVED

Iskalo Development Corp. 1 East Avenue. Request for site plan approval to erect a vestibule on the west side of the building and perform building façade upgrades situated in a B-2 Zone.

David Chiazza, Executive Vice President, and Nick Dolpp, Vice President of Development, Iskalo Development were present at the meeting.

Mr. Chiazza stated that the building was built in 1904 as the Post Office. Mr. Chiazza stated that the building is listed on the National Historic Registry. He said that the building was sold in 1992 by the Post Office and has been privately owned since. He said that they purchased the building a few year ago and took their time getting a plan together to restore the building. He said that their plan is to restore the exterior as well as restore and renovate the interior of the building. He said they intend the building to be modern in a historical package. He said that they are going to install new mechanicals, plumbing, elevator and a sprinkler system. He said that SHPO has approved the plans so far. He said that they are should hear back from them sometime in March. He said that they will hopefully start construction in the spring and finish later in the fall.

Mr. Chiazza said that they are going to build a vestibule on the west side of the building that goes into the lower level of the building. He said that the lower level of the building

holds about a third of the building space and they would like to turn it into studios and the upper level of the building office space and retail. He said that they are going to upgrade the lighting outside of the building. He said that they hired a lighting specialist and are happy with the lighting plan. He said that they will be doing site work on the outside of the property, installing streetscape.

Mr. Dolpp stated that they are going to be replacing and repairing the existing windows. He said they are going to soften up the look of the building by installing greenspace in front of the building, west side entrance and along the street edge. He said they will be removing concrete and replacing it with lawn.

Mr. Dolpp said that the driveway on the east side of the building is going to be replaced and new drainage installed. He said that there is one basin in the driveway now and they are going to install a second one. He said that they are going to soften the dock area and make it accessible.

Mr. Dolpp said that on the west elevation they are going to bring attention to the lower level by installing a glass vestibule and enclose the staircase. He said that they are going to replace the masonry on the front of the building. He said that they will be restoring the window openings that were bricked over on the west side of the building.

Mr. Dolpp said that they are going to restore the window openings on the north side of the building and restore the buildings door openings to look like the original doors with an aluminum store front.

Mr. Dolpp said that the vestibule will be made of glass to showcase the beautiful building.

Mr. Chiazza said that they are looking to attract a restaurant for the annex space.

Mr. Dolpp said they are going to move the site signage and install some new directional signs around the site.

Mr. Chiazza said that they want to highlight the lower level and unify the space. He said that it lacks accessibility now.

Commissioner Gill asked if the elevator is going to be on the inside or outside of the building.

Mr. Chiazza said inside.

The meeting was opened to the public.

The meeting was closed to the public.

Deputy Corporation Counsel reviewed the SEQR and recommended the Board adopt it as submitted.

There being nothing further Commissioner Tracy made a motion to adopt the SEQR as presented. Seconded by Commissioner Roth.

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

SEQR ADOPTED

Commissioner Roth made a motion to approve the request for site plan approval to erect a vestibule on the west side of the building and perform building façade upgrades situated in a B-2 Zone contingent on NCPB approval. Seconded by Commissioner Stoll.

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

SITE PLAN APPROVED

Commissioner Roth made a motion to approve the minutes from the January 4, 2021 meeting. Seconded by Commissioner Stoll. Ayes-7 Noes-0

Commissioner Tracy made a motion to adjourn the meeting. Seconded by Commissioner Stoll. Ayes- 7 Noes-0

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