

LOCKPORT PLANNING AND ZONING BOARD
LOCKPORT, NEW YORK
JANUARY 3, 2022

PRESENT: JEFF TRACY, CHAIRMAN, MARSHALL ROTH, DON GILL, DON STEVENS, STACY STOLL, DEBBIE ALLPORT, 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.

Chairman Tracy welcomed new board member Debbie Allport to the Planning Board.

1. The State Group Industrial. 52 Walnut Street. Request to replace exterior windows for equipment upgrades situated in a B-2 Zone.

Mr. Eric Labiak, The State Group and Mr. Jim Kinbaum, project designer were present at the meeting.

Mr. Kinbaum stated that Verizon is upgrading their outdated equipment and install a new air handling system on the second floor. He said that they are going to do some exterior work. He said that they are going to change the equipment access door, making the opening larger on the east side of the building. He said they are also going to replace two windows and louvres on the north side of the building. He said that the windows will not change in size and will be the same dark brown color.

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 replace exterior windows for equipment upgrades, seconded by Commissioner Stoll.

Commissioner Roth-yes
Commissioner Gill-yes
Commissioner Allport-yes
Commissioner Tracy-yes
Commissioner Stoll-yes
Commissioner Stevens-yes

APPROVED

Commissioner Stoll made a motion to approve the minutes from the December 6, 2021 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 FEBRUARY 7, 2022. IF YOU CANNOT ATTEND, PLEASE CONTACT MEGAN AT 439-6754 OR mbrewer@lockportny.gov.

LOCKPORT PLANNING AND ZONING BOARD
LOCKPORT, NEW YORK
MARCH 7, 2022

PRESENT: JEFF TRACY, CHAIRMAN, MARSHALL ROTH, DON GILL, DEBBIE ALLPORT, JASON DOOL, CHIEF BUILDING INSPECTOR, PAT MCGRATH, DEPUTY CORPORATION COUNSEL

EXCUSED: STACY STOLL, DON STEVENS

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. Joseph Taylor. 322 Hawley Street. Request for site plan approval to erect a 64' x 64' metal building situated in an I-2 Zone.

Mr. Taylor stated that he would like to build a building for sports and recreations to keep the kids busy. He said that he wants to keep the kids off the streets and give them something to do. He said that the building will be built by Parco and financed by himself. He said that he would like to have programs from 3 p.m. to 6:30 p.m. after school and on the weekends all day. He said that they won't just have sports, they would like to include arts and crafts. He said that he has spoken to a few counselors that would like to help as well.

Commissioner Tracy asked what color the building is going to be.

Mr. Taylor said that the roof will be black and the walls will be charcoal gray. He said the building will have LED box lights on it that will be on from dusk till dawn. He said that he will put up as many lights as possible. He said that he is going to install security cameras that will store video of everything.

Mr. Taylor said that he plans on landscaping with scrubs and vines. He said that he wants the building to fit into the neighborhood, to look residential.

Commissioner Tracy asked if there will be any signage on the building.

Mr. Taylor said no, not at this time.

Commissioner Roth asked if there is going to be any outdoor activities.

Mr. Taylor said that everything will be indoors. He said that he might get some picnic tables to do cookouts for the neighborhood to get to know everyone.

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 for site plan approval to erect a 64' x 64' metal building. Seconded by Commissioner Allport.

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

APPROVED

2. Jack Wery. 26 Market Street. Request to amend the existing approval for outdoor events in the parking lot to include alcohol sales situated in a B-2 Zone.

Mr. Wery stated that he was before the Board last year for the outdoor events. He said that they worked well and some food vendors sold out of food. He said that they got a good response from the public and would like to keep going. He said that they would like to add alcohol sales. He said that Mike Molinaro is going to provide the alcohol sales.

Mr. Wery said that they are going to start doing the events every other week so that people don't burn out. He said that they are going to keep advertising and having bands. He said that they are also going to have more bathrooms on site.

Commissioner Allport asked if they are going to schedule these events opposite of the Council meetings.

Mr. Wery said that they are going to start May 4th and continue every other week from there. He said that Sal Licata is going to be doing the sound and stage for them. He said that they did great last year.

Commissioner Tracy asked how long the events are going to run.

Mr. Wery said that they are going to run from May 4th to July 22nd. He said that they will be from 5 to 8:30 p.m. He said that it is difficult to clear the parking lot out because the tenants park there until around 5.

The meeting was opened to the public.

The meeting was closed to the public.

There being nothing further Commissioner Allport made a motion to approve the request to amend the existing approval for outdoor events in the parking lot to include alcohol sales. Seconded by Commissioner Gill.

Commissioner Roth-yes
Commissioner Gill-yes
Commissioner Allport-yes
Commissioner Tracy-yes
Commissioner Bragg-yes

APPROVED

3. Lacy Construction Services, LLC. 175 So. Transit Street. Request for site plan approval for a new parking lot situated in an R-2 Zone.

Ms. Irwin stated that she owns both the properties at 175 So. Transit and 15 Minard Street. She said that 15 Minard Street has a vacant lot adjacent to 175 So. Transit Street. She said that she would like to make that lot added parking for her existing building.

Commissioner Tracy said that her building looks beautiful.

Ms. Irwin said thank you.

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 for site plan approval for a new parking lot situated in an R-2 Zone. Seconded by Commissioner Allport.

Commissioner Roth-yes
Commissioner Gill-yes
Commissioner Allport-yes
Commissioner Tracy-yes
Commissioner Bragg-yes

APPROVED

Commissioner Allport made a motion to approve the minutes from the January 3, 2022 meeting. Seconded by Commissioner Bragg. Ayes-5 Noes-0

Commissioner Roth made a motion to adjourn the meeting. Seconded by Commissioner Allport Ayes- 5 Noes-0

**THE NEXT REGULARLY SCHEDULED MEETING WILL BE APRIL 4, 2022.
IF YOU CANNOT ATTEND, PLEASE CONTACT MEGAN AT 439-6754 OR
mbrewer@lockportny.gov.**