

LOCKPORT PLANNING AND ZONING BOARD
LOCKPORT, NEW YORK
DECEMBER 6, 2021

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

EXCUSED: 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. HN 33 Properties. 801 Richfield Street. Request to erect a 4,800 s.f. addition to an existing 5,000 s.f. building, a 9,000 s.f. addition to an existing 5,000 s.f. building and erect a new 5,000 s.f. building and parking area situated in an I-3 zone.

Mr. Tim Arlington, Apex Consulting, 102 East Avenue, Lockport, New York was present at the meeting.

Mr. Arlington stated that he was here for this project back in September with a similar plan. He said the difference is that Nigel's tenant needs a larger addition than the 4,800 s.f. He said that they need to build a 9,000 s.f. addition. He said that this is similar to what they proposed three months ago.

Commissioner Bragg asked if the buildings are all going to be uniform.

Mr. Arlington said yes.

The meeting was opened to the public.

The meeting was closed to the public.

There being nothing further Commissioner Roth made a motion to accept the SEQRA as presented. Seconded by Commissioner Stoll.

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

SEQRA ACCEPTED

Commissioner Stoll made a motion to approve the request to erect a 4,800 s.f. addition to an existing 5,000 s.f. building, a 9,000 s.f. addition to an existing 5,000 s.f. building and erect a new 5,000 s.f. building and parking area.

Seconded by Commissioner Roth.

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

APPROVED

2. Adam Linderman, 25 Orchard Street. Request for a special use permit to harbor pigeons on the property situated in an R-3 Zone.

Mr. Linderman said that he received a letter from the Building Inspection Department saying that he had to get rid of his pigeons. He said that he had ten pigeon but a racoon ate most of them. He said that he has two left. He said that he has a 2' x 3' coup outside that he cleans out daily. He said that it is a hobby for him. He said that he keeps them in the coup for two or three months and then lets them fly. He said that they come back to the coup. He said that he is just trying to keep his pigeons.

Commissioner Stoll asked how many pigeons he would like to keep.

Mr. Linderman said that he would like fifteen. He said that he had ten but something killed them. He said that he would like as many as he can fit in his coup. He said that he planned on building a bigger coup in the spring.

Commissioner Tracy asked if there have been any neighbor complaints.

Mr. Linderman said yes, the house next to him is vacant and they are trying to sell it. He said that they claim there is a rat problem. He said that he cleans the coup out every day and doesn't think that he is the problem.

Commissioner Tracy asked if there is noise from the pigeons.

Mr. Linderman said that they don't squeak. He said that they fly out of the coup and come back. He said that he has to keep them in the coup for two or three months to train them, then can let them out. He said that he would like to keep them. He said that he doesn't think he is the cause of the rat problem.

The meeting was opened to the public.

The meeting was closed to the public.

Commissioner Tracy explained to Mr. Linderman that the Planning Board either recommends the special use permit to the Council or does not recommend. He explained that the Council makes the final decision.

Mr. Linderman said that he will do what he needs to do. He said that he cleans the coop every day. He said that he enjoys the birds.

There being nothing further Commissioner Bragg made a motion to not recommend the Special Use Permit to harbor pigeons on the property.

Seconded by Commissioner Roth.

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

NOT RECOMMENDED TO COUNCIL

3. Beauman's Garage, Inc. 175 Oakhurst Street. Request to install blacktop in the front parking area situated in an I-2 Zone.

Mr. John Beauman Jr. was present at the meeting.

Mr. Beauman stated that the blacktop is already installed. He said that when R & M Paving applied for the permit, they didn't do it correct. He said that there used to be blacktop there. He said that they didn't change the size of the blacktop area.

Commissioner Bragg asked if they changed anything.

Mr. Beauman said no, they just repaved it.

Commissioner Bragg asked if the drainage is ok.

Mr. Beauman said that the City drain is sinking and he has asked them to repair it several times. He said that they blacktopped right up to it.

The meeting was opened to the public.

The meeting was closed to the public.

There being nothing further Commissioner Stoll made a motion to approved the request to blacktop the front parking area.

Seconded by Commissioner Bragg.

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

APPROVED

Commissioner Tracy stated that he would like to thank Terry Harmon for all of his years of service on the Planning Board. He said that they started on the Board at the same time and learned a lot together. He said that Terry was a great Chairman and always put the City first.

Commissioner Stoll made a motion to approve the minutes from the November 18, 2021 meeting. Seconded by Commissioner Bragg. Ayes-5 Noes-0

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

THE NEXT REGULARLY SCHEDULED MEETING WILL BE JANUARY 3, 2022. IF YOU CANNOT ATTEND PLEASE CONTACT MEGAN AT 439-6754 OR mbrewer@lockportny.gov.

HAPPY HOLIDAY!