

LOCKPORT PLANNING AND ZONING BOARD
LOCKPORT, NEW YORK
MAY 2, 2022

PRESENT: JEFF TRACY, CHAIRMAN, MARSHALL ROTH, DON GILL, DEBBIE ALLPORT, STACY STOLL, DON STEVENS, 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. Sean Wirth. 67 Rochester Street. Request for a special use permit to harbor 6-8 hens situated in an R-1 Zone.

Mr. Wirth stated that he is applying for a special use permit to have hens in the rear yard. He said that he talked to the neighbors and they are ok with it. He said that he would keep them in a coup. He said that he would keep the manure in a steel can to compost.

Commissioner Allport said that fence on the east line is not stockade. She asked if those neighbors have an issue with this.

Mr. Wirth said no, he talked to them and they don't have a problem.

The meeting was opened to the public.

The meeting was closed to the public.

There being nothing further Commissioner Bragg made a motion to not recommend the special use permit to harbor 6-8 hens. Seconded by Commissioner Roth.

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

SPECIAL USE PERMIT NOT RECOMMENDED TO COUNCIL

Mr. Wirth asked the Board why they didn't recommend the special use permit.

Commissioner Tracy said that the zoning ordinance does not allow chickens in the city. He said that the Board is trying to be consistent. He said that they have consulted with

Building Inspection and it is a burden for them. He said that in many instances 6-8 chickens could turn into 10-12, 14. He said that the compost is also something that can be difficult. He said that the Planning Board feels like they need to be consistent with. He said that this is something that may be changed in the Zoning Ordinance.

2. Rubberform Recycled Products. 210 So. Niagara Street. Request for a new loading dock and parking lot extension locations only situated in an I-2 Zone.

Mr. Tim Arlington, Apex Consulting, Kevin McKenna, Lacy McKenna, R.B. Mac-general contractors and Jake, Rubberform were present.

Mr. Arlington said that Rubberform bought the building last year. He said that they are taking the phase approach from the improvements they are planning. He said that initially they plan on working on the South Niagara side of the building. He said that is not part of the Planning Board approvals. He said that the warehouse building has boarded up windows, they are going to fill in some with brick to blend it in. He said they are also going to install new windows.

Mr. Arlington said that they will also be erecting an addition where the existing parking lot is now, but they are a few years away from doing that. He said that they filled out the SEQR for the entire project so that there is no segmentation.

Mr. Arlington said that tonight they are looking for locational approval for the loading dock on the Michigan Street side. He said that right now the truck traffic is coming in off South Niagara Street on a dilapidated dock. He said that they would like to install a new enclosed loading dock and entrance with lighting.

Mr. Arlington said that they will be displacing some of the parking with what they plan on doing. He said that right now the parking area is gravel and millings. He said that they would like to install 23 new parking spaces to add to the 9 existing. He said that the drawings show all of the storm drainage that they will install. He said that there is a 24" city main that is 11' deep that they are going to tie the loading dock into and any future drainage. He said that they are going to clean up the landscaping. He said that this is what they are looking for approval for tonight.

Commissioner Tracy asked where most of the truck traffic comes from now, So. Niagara or Michigan Street.

Jake said that most of the traffic comes down Michigan then turns onto So. Niagara and backs in.

Commissioner Tracy said they must come in off Park Avenue then turn onto Michigan Street.

Commissioner Tracy asked how many employees they need parking for.

Jake said about 10 cars.

Mr. Arlington said that they have ten cars now but are installing the parking lot extension for future employees.

Commissioner Bragg asked if there is going to be 32 total parking spaces.

Mr. Arlington said yes.

The meeting was opened to the public.

Jason Dool stated that the city has a new employee in the Engineering Department that just got the drainage plans today. He said that the Board can make the approval contingent on Engineering approval.

Commissioner Tracy asked if Mr. Arlington was ok with a conditional approval.

Mr. Arlington said yes.

Commissioner Bragg said that there are only 7 spaces labeled on the drawings.

Mr. Arlington said that there are 9 existing parking spaces, they are adding 7 spaces on one side and 16 on the other side. He said that the Board has the wrong set of drawings.

Commissioner Bragg said they are just here for the loading dock and the east entrance.

Mr. Arlington said yes, there are two parts to phase 1.

Commissioner Bragg said that if the lot and dock are lit at night, the lights need to be downward facing.

Mr. Arlington said that it will be lit but will not shine onto So. Niagara or Michigan Street.

Jason Dool stated the he spoke with Mr. Arlington about installing interior landscaping in the parking lot.

Mr. Arlington said that there is existing landscaping.

Jason Dool asked if he was referring to the parameter landscaping.

Mr. Arlington said that there is landscaping between the building and the parking lot. He said that by the definition that he has been using for 40 years, that is adequate.

Jason Dool explained that the city's ordinance states that any parking lot below 25 spaces can use parameter landscaping but anymore than that has to have green space within the parking lot.

Mr. Arlington said that is fine, he will work it out with Building Inspection.

There being nothing further Commissioner Bragg made a motion to approve the request for a new loading dock and parking lot extension locations as follows:

1. Adequate green space must be added into the parking lot.
2. The drainage plan is reviewed and approved by the City Engineer.

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

APPROVED

3. Greg Willis. 151 East Avenue. Request to install a 4' chain link fence along the west property line in the rear of the property situated in a B-4 Zone.

Mr. Willis said that he is proposing a fence with six painted parking spaces. He said that they are trying to prevent the customers of the business having issues with their cars being hit. He said that they have had at least one fender bender and they have only been open for a few months.

Commissioner Tracy asked if the issue is the customers hitting the neighbor's cars or vice versa.

Mr. Willis said it could be either.

Commissioner Bragg asked if they plan on installing any screening in the fence.

Mr. Willis said they want to install 38' of fence to try and keep the neighbors on their own property.

Commissioner Bragg asked if it is going to be chain link or galvanized.

Mr. Willis said chain link.

Commissioner Bragg asked if there is going to be any issues with snow removal.

Mr. Willis said that the snow will have to be pushed to the last few parking spaces. He said that there are no boarders on the east side of the lot. He said that he doesn't have any issues with the people on the east side of the property.

Commissioner Tracy said they probably only have one or two customers in the tattoo shop at a time anyways.

Mr. Willis said that he biggest group of people they had in the shop was a wedding party. He said that the tenants that live upstairs don't have a car there.

Commissioner Allport said that there is garage that faces Wakeman Alley.

Mr. Willis said that the overhead door faces Wakeman Alley.

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 install a 4' chain link fence in the rear of the property. Seconded by Commissioner Roth.

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

APPROVED

Commissioner Roth made a motion to approve the minutes from the March 5, 2022 meeting. Seconded by Commissioner Stoll. Ayes-7 Noes-0

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

THE NEXT REGULARLY SCHEDULED MEETING WILL BE JUNE 6, 2022. IF YOU CANNOT ATTEND, PLEASE CONTACT MEGAN AT 439-6754 OR mbrewer@lockportny.gov.