

**LOCKPORT PLANNING AND ZONING BOARD**  
**LOCKPORT, NEW YORK**  
**JUNE 6, 2022**

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

**ABSENT:** STACY STOLL

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. Ted Ackley. 139 Roosevelt Drive. Request to subdivide a 75' x 140' section of the property off the existing lot situated in an R-1 Zone.

Mr. Ackley stated that he would like to divide the existing lot to make two parcels. He said that he plans on building a second residential home on the second lot.

Commissioner Allport said that the lot that he outlined on the survey isn't 75' it is 112' feet.

Mr. Ackley said that he has to have the property surveyed still, he roughly outlined it on the current survey. He said that the new parcel will be between 105' and 112' plus the triangular area.

Commissioner Roth asked what he plans on doing with the shed.

Mr. Ackley said that are going to remove it, it is on a blacktop area now.

The meeting was opened to the public.

The meeting was closed to the public.

There being nothing further Commissioner Allport made a motion to approved the request to subdivide the approximately 75' x 140' section from the existing lot. Seconded by Commissioner Roth.

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



Commissioner Allport-yes

APPROVED

2. Chevon Mason. 515 So. Transit Street. Request to hold an outdoor craft/vendor fair with food trucks on July 30<sup>th</sup> situated in a B-2 Zone.

Ms. Mason stated that she is looking to throw a vendor/ craft fair inside and outside with food trucks. She said that she will have some vendors outside with the food trucks and vendors inside both the large and small ball rooms.

Commissioner Tracy asked if there is going to be music outside.

Ms. Mason said maybe a speaker system, depending on the electric available.

Commissioner Bragg asked if the event is going to be from 12-6.

Ms. Mason 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 approve the request to hold an outdoor vendor/craft fair with food trucks on July 30<sup>th</sup>. Seconded by Commissioner Allport.

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

APPROVED

3. Rollin Hellner. 250 Hawley Street. Request to install a black metal roof on the building situated in an R-3 Zone.

Mr. Hellner said that he would like to repair the roof and install a new metal roof that will last decades.

Commissioner Roth asked how much of the roof he doing.

Mr. Hellner said he is doing the entire building.

Commissioner Roth asked if he is going to install gutters, how is the water going to drain.



Mr. Hellner said that he is going to install gutters.

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

Mr. Hellner said black.

Commissioner Allport said that it is nice to see someone do something with this building.

Mr. Hellner said that the building has potential. He said that he is going to clean it up and fix it up. He said that he is going to do the roof first then go from there.

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 black metal roof. Seconded by Commissioner Roth.

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

#### APPROVED

4. Lockport Town and Country Club. 717 East Avenue. Request to install an approximately 1,000 s.f. parking lot addition on the southwest side of the existing lot situated in an R-3 Zone.

Mr. Jim Bewley was present to represent the Country Club.

Mr. Bewley stated that they would like to expand the parking lot to make it safer. He said that people are parking in the Gardens across the street. He said they are trying to maximize the parking in the lot. He said that they are going to eventually take the putting green out to expand the lot. He said that right now they want to extend the parking lot 10' out toward East Avenue from the Ottaviano's house to entrance to improve traffic flow. He said that they are going to lose a parking space on the end but it will make the exit safer.

Commissioner Bragg asked if they are going to install barriers on the East Ave side of the parking lot. He said there is an approximately 6' green space area between that and the sidewalk. He asked if they are going to install landscaping or grass there. He asked if they are going to install curbing or bumpers.



Mr. Bewley said that they are defiantly going to install something, they have to talk about that still.

Jason Dool explained that he spoke with Mr. O'Malley about removing the putting green, that they need to present that to the Board as well.

Mr. Bewley asked if they needed the Board's approval to do so.

Jason Dool said that they can present it all together tonight, they can't take the putting green out until it is approved.

Mr. Bewley explained that they would like to take the putting green out and extend the parking lot, connecting it to the existing.

Commissioner Tracy asked where there are going to move the putting green.

Mr. Bewley said they are going to move it down by the pro shop.

Commissioner Bragg asked if they got approval from the Fire Department for what they want to do.

Jason Dool explained that they need to leave a space open for the fire trucks to come in, he has to check the with the Fire Department on how wide of a space they will need.

Mr. Bewley said that they can adjust the stripping.

Jason Dool asked if they are going to install landscaping.

Commissioner Tracy explained that because of the size of the parking lot, they are required to install interior landscaping. He explained that the board discussed installing planter boxes so that they can be moved for the winter.

Jason Dool explained that he had a conversation with Mr. O'Malley about installing a row of planter boxes in the middle row. He said they talked about installing taller planters on the pavement that they can store in the winter months and bring them back out in the spring.

The meeting was opened to the public.

The meeting was closed to the public.

There being nothing further Commissioner Bragg made a motion to approve the request to install an approximately 1,000 parking lot addition to the southwest side of the existing parking lot and to remove the existing putting green adding approximately 35 parking spaces with the following conditions:

1. Barriers are installed on the East Avenue side of the parking lot extension.



2. A number of planters are installed at a minimum 8 s.f. to separate the parking area.
3. The parking lot layout is approved by the Fire Department.

Seconded by Commissioner Roth.

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

#### APPROVED

5. Jason Dool. 2 Short Street. Request to install millings on the east, west and south sides of the property, remove the existing door on the west side of the building and install metal siding on the west side of the building situated in an I-2 Zone.

Mr. Dool stated that there used to be a tractor trailer attached to the building on the west side. He said that he removed the trailer and there is a door frame cut into the side the building like the other doors. He said that he would like to install white metal siding horizontally to cover the door opening. Mr. Dool explained that once you get past that point of the building the grade drops off about 4' and you can't access the land behind the building. He said that in the future he might elevate the land and install a man door.

Mr. Dool said that he would like to install millings around the property, he said that there is an 8' section in the rear between the building and the property line and a 6'-7' section to the east side of the property that were overgrown with weeds when he purchased the property. He said that he has cleaned it up. He said that he would like to bring the millings in to alleviate the growth.

Commissioner Roth asked if the purpose of the millings is to alleviate any weed growth.

Mr. Dool said yes, he spoke with the neighbors behind him and they believe their fence issue is from the property being overgrown for so long. He said that he would like to clean it all up.

Commissioner Bragg asked if he is going to side the entire west side of the building.

Mr. Dool said that the frame is recessed into the building. He said that he is going to trim it out and side the recessed area.

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 install millings on the east, west and south sides of the property, remove the existing door on the west side of the building and install metal siding on the west side of the building. Seconded by Commissioner Allport.

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

APPROVED

Commissioner Roth made a motion to approve the minutes from the May 2, 2022 meeting. Seconded by Allport. Ayes-6 Noes-0

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

**THE NEXT REGULARLY SCHEDULED MEETING WILL BE JULY 11, 2022.  
IF YOU CANNOT ATTEND, PLEASE CONTACT MEGAN AT 439-6754 OR  
[mbrewer@lockportny.gov](mailto:mbrewer@lockportny.gov).**