

LOCKPORT PLANNING AND ZONING BOARD
LOCKPORT, NEW YORK
JULY 11, 2022

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

ABSENT: DON GILL

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. Cornerstone CFCU Arena. 1 Grigg Lewis Way. Request to hold an outdoor concert series situated in a B-2 Zone.

Shelly Unocic, Executive Director of Cornerstone CFCU Arena was present.

Ms. Unocic stated that they would like to have a sunset concert series. She said that the concerts will be located in the upper parking lot. She said that they will be using the City's stage. She said that they have petitioned the City to close the street from Elm Street to the crosswalk. She said that they are going to use the City lot for parking. She said that the concerts will start at 6, guests can arrive at 5:30 and there is a \$5 admission.

The meeting was opened to the public.

The meeting was closed to the public.

There being nothing further Commissioner Stoll made a motion to approve the request to hold an outdoor concert series situated in a B-2 Zone. Seconded by Commissioner Roth.

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

APPROVED

2. Community Health Care of Buffalo, Inc. 100 Main Street. Request to install a new entryway and sidewalk on the south side of the building situated in a B-2 Zone.

Mr. Malik Campbell, Community Health Care and Jason, Silvestri Architects, PC were present.

Jason stated that they purchased the property and are going to renovate it for a medical building. He said that they are going to demolish the planter and a portion of the sidewalk to create a second means of egress. He said that they are going to add a handicap ramp on the south side of the building as well.

Commissioner Bragg asked where the handicap ramp is going to be located.

Jason showed the Board a picture of the location.

Commissioner Tracy asked if this is going to be used as the main entrance.

Mr. Campbell said no, Main Street will be the main entrance.

Commissioner Bragg asked if there is going to be any other site changes.

Mr. Campbell said no.

There being nothing further Commissioner Allport made a motion to approve the request to install a new entryway, sidewalk and handicap ramp on the south side of the building. Seconded by Commissioner Stoll.

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

APPROVED

3. Lake Effect Ice Cream. 49 Niagara Street. Request to remove the concrete in the rear of the building and install blacktop along the rear of the building and along the front of the driveway situated in a B-5 Zone.

Erik Bernardi, 26 Independence Drive, Lockport, owner of Lake Effect Ice Cream was present.

Mr. Bernardi stated that they would like to add a parking lot in the back of the building. He said that they are going to change the material, it is now crushed stone. He said that they have problems with the driveway because it gets muddy. He said that this is a site improvement. He said that they would like to blacktop from the property line all along the back to Niagara Court. He said that they have issues in the front of the driveway because of water. He said that they are going to have to entrance widened to accommodate two cars. He said that they are going to pave from the curb to the building

to smooth the transition. He said that they rent part of the space in the building and have a lot of deliveries to the building.

Commissioner Bragg asked if it difficult to get in and out of the existing entrance on Niagara.

Mr. Bernardi said that they get people that park there from the Niagara Hotel and other downtown businesses. He said that when you pull in, it is a single car entrance. He said that in the winter people drive over the curb. He said that he marks the current driveway for the plow company now and they still have issues. He said that the existing driveway is a tight turn off the street.

The meeting was opened to the public.

The meeting was closed to the public.

There being nothing further Commissioner Stoll made a motion to approve the request to remove the concrete in the rear of the building and install blacktop along the rear of the building and along the front driveway situated in a B-5 Zone.

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

APPROVED

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

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

**THE NEXT REGULARLY SCHEDULED MEETING WILL BE AUGUST 1, 2022.
IF YOU CANNOT ATTEND, PLEASE CONTACT MEGAN AT 439-6754 OR
mbrewer@lockportny.gov.**