

**LOCKPORT PLANNING AND ZONING BOARD**  
**LOCKPORT, NEW YORK**  
**OCTOBER 3, 2022**

**PRESENT:** JEFF TRACY, CHAIRMAN, MARSHALL ROTH, DON GILL, DON STEVENS, ROBERT BRAGG, DEBBIE ALLPORT, 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.

Commissioner Tracy stated he would like to start off acknowledging the recent passing of Charlene Seekins-Smith who was a long-time member of the City of Lockport Planning Board, a dedicated civil servant who dedicated herself to the City of Lockport for many years and an awesome member of this committee and Lockport will miss her presence.

1. Spalding Hardware. 215 Davison Rd. Request to erect a 4' x 11' roof covering on the northwest side of the building and a generator on the southwest side of the building situated in a B-1 Zone.

Mr. Daniel Bragg was present to represent Spalding Hardware.

Mr. Bragg stated that his first request is to erect a 4' x 11' covered pipe rack on the west wall of the building. He said that he went to the Zoning Board, Case No. 2278 and it was approved. He said that the rack will store pipe that is currently stored inside the store. He said that his second request is to install a generator on the southeast side of the building. He said that it will be on the Walnut Street side. He said that it will be 3' x 5', gas powered. He said that the generator will support the Standish Jones and Spalding computer systems.

Commissioner Bragg asked where the downspout will be located when they build the rack on the west side of the building.

Mr. Bragg said that there will be no change, the downspout will remain.

Commissioner Bragg asked how high the rack will be.

Mr. Bragg said 72". He said that it will be a white roof to match the building.

Commissioner Gill asked if they are going to have to move the propane tanks.

Mr. Bragg said that they can be within 8 ft. of the wall if there are no windows or doors.

Commissioner Stevens asked where the generator is going to be located.

Mr. Bragg said that it will be on the Walnut Street side, on the south side, behind the building. He said that there will be bollards surrounding the generator.

Commissioner Bragg asked if the generator will support the store as well or just the computer system.

Mr. Bragg said that the generator will be 3' x 5', it will support a little of the lighting and the computers.

The meeting was opened to the public.

The meeting was closed to the public.

There being nothing further Commissioner Allport made a motion to erect a 4' x 11' roof covering on the northwest side of the building and a generator on the southeast side of the building. Seconded by Commissioner Roth.

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

#### APPROVED

2. Mark Kahle. 70 Niagara Street. Request to erect an 8.5' x 9.25' addition to the southwest corner of the building and erect a 370.5 s.f. two storied porch addition on the east side of the building situated in a B-5 Zone.

Mr. Kahle said that the large addition to the porches is part of the Niagara County Façade program that he was awarded. He said that he put an addition on the garage in 2015 and would like to extend that addition so that he can fit two cars in the garage and close the doors for privacy.

Commissioner Roth asked what he is going to do with the water runoff from the garage addition.

Mr. Kahle said that he is going to bring the runoff to the east, the front of the garage. He said that there are gutters on the east side of the building and he can run the water all to the east.

Commissioner Bragg asked if the porch is going to be white.

Mr. Kahle said yes.



Commissioner Tracy asked what material the porch is going to be.

Mr. Kahle said that it will have wooden spindles and Tyvek flooring.

The meeting was opened to the public.

The meeting was closed to the public.

Commissioner Roth made a motion to approve the request to erect an 8.5' x 9.25' addition to the southwest corner of the building an erect a 370.5 s.f. two storied porch addition on the east side of the building. Seconded by Commissioner Stevens.

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

#### APPROVED

3. Michael Molinaro. 90 Walnut Street. Request to enclose the existing patio on the east side of the building situated in a B-5 Zone.

Mr. Molinaro stated that last week they changed their plans. He said that there was a medical emergency with the company doing his drawings and he just got the first copy.

Mr. Molinaro showed the Board the plan changed.

Mr. Molinaro said that he would like to keep the existing patio on the east side of the building and enclose the front two patios. He said that further down the building there is a nice window, they would like to install two columns with a metal roof. He said that they would get rid of the mansard roof. He said that it will be a sleek black metal roof 3' up with a concrete foundation. He said that there will be 7 or 8 window and you will only be allowed to access the area from inside. He said that this will allow him to have 30 more customers.

Mr. Molinaro said that they converted the previous dining room because of covid and now they need more dining space because people are coming back out. He said that this will allow them to have 60 to 65 people at a time, then in the summer they will have the outside patio. He said that Granzow Construction is going to be doing the work.

Mr. Molinaro said that this is part of the Niagara County Façade program.

Commissioner Tracy asked if this is going to affect the parking.6

Mr. Molinaro said no, there is 12'- 14' there. He said that they will be 2'-3' before the parking lines, they shouldn't have an issue.

Mr. Molinaro said that he needs approval for this now because he needs to pour the footer.

Commissioner Bragg asked if they plan on putting up a neon sign.

Mr. Molinaro said no, they are doing the roof now to replace the old mansard. He said that it will come out and square the building off.

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 concept to enclose the two porches on the north side of the building with the condition that the applicant returns next month with the full site plans. Seconded by Commissioner Allport.

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

#### CONCEPT AND FOUNDATION APPROVED

Commissioner Roth made a motion to approve the minutes from the September 12, 2022 meeting. Seconded Commissioner Allport. Ayes-6 Noes-0

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

**THE NEXT REGULARLY SCHEDULED MEETING WILL BE NOVEMBER 7, 2022. IF YOU CANNOT ATTEND, PLEASE CONTACT MEGAN AT 439-6754 OR [mbrewer@lockportny.gov](mailto:mbrewer@lockportny.gov).**