

LOCKPORT PLANNING AND ZONING BOARD
LOCKPORT, NEW YORK
NOVEMBER 7, 2022

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

ABSENT: 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.

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. Belinda Ragland. 78 Continental Drive. Request for a home occupation to utilize a portion of the residence for a personal training facility situated in an R -1 Zone.

Ms. Ragland said that she is looking to do personal training in her house.

Commissioner Tracy asked what the hours of operation are going to be.

Ms. Ragland said that 6:30 am would be the earliest to 7 pm. She said that she doesn't just train at her house, she works at Snap Fitness also. She said that anyone she doesn't know, she trains at Snap Fitness. She said that the people she trains in her house are word of mouth clients. She said that there are no more than one or two clients in her house at a time. She said that a lot of the time if there are two clients they come together in one vehicle, like mother and daughter.

Commissioner Bragg asked about the outdoor training.

Ms. Ragland said that she would use the backyard for battle ropes and such when the weather permits it.

Commissioner Bragg asked if she would train outside at 6:30 am.

Ms. Ragland said she wouldn't do anything loud. She said that she spoke with the neighbors and no one said they were against it.

The meeting was opened to the public.

Mr. Michael Russo, 59 Continental Drive, said that this business is unobtrusive. He said that he has no problem with the business being there. He said that we should support small businesses.

Mr. Ryan Ingalsbe, 75 Continental Drive, stated that he lives directly across the street and he has two young kids, 8 & 5. He said that he has no issues with clients being at the house. He said the leaf piles in the street are more intrusive than this business.

Mr. Russo stated that he thinks he represents the neighborhood and they fully support this business, it is a great idea.

Commissioner Tracy read aloud a letter sent from Lynda Nero, 105 Continental Drive regarding the request.

The meeting was closed to the public.

There being nothing further Commissioner Stoll made a motion to approve the request for a home occupation to utilize a portion of the residence for personal training. Seconded by Commissioner Allport.

Commissioner Roth-no
Commissioner Gill-yes
Commissioner Stoll-yes
Commissioner Tracy-yes
Commissioner Allport-yes
Commissioner Bragg-yes

HOME OCCUPATION APPROVED

2. Lockport Congregation of Jehovah's Witnesses. 352 Ontario Street. Request for site plan approval to demolish the existing church building and erect a 3,117 s.f. church building situated in an R-2 Zone.

Mr. Louis Joseph was present to represent the church.

Mr. Joseph stated that they are before the Board for approval of their plans. He stated they think this is the best way to make the building accessible, energy efficient and safe for those attending. He said that the building will look similar to the existing. He said that this will be better for the neighborhood.

Mr. Michael Lukaszewski, Bammel Architects, stated that the existing building has a crawl space under it now. He said that they are going to pour a new concrete slab at grade for the new building. He said that will lower the floor level. He said that they are going to install a new ramp that is ADA accessible. He said that the occupant load of the building is not going to change. He said that they are adding a small addition that will enlarge the auditorium and build a new entrance.

Mr. Lukaszewski said that the building will look similar with fiber cement siding and a stone façade. He said that the building will be energy efficient. He said that they are going to super insulate the building, it will be more than the Code requires. He said that it will have an R value of 5.

Commissioner Allport asked if there is any access to the building from Niagara Street.

Mr. Lukaszewski said no.

Commissioner Allport pointed out an encroachment on the survey.

Mr. Lukaszewski said that the encroachment already exists, it will stay the way it is.

Commissioner Allport asked if there is a bank involved with the project.

Mr. Lukaszewski said no.

The meeting was opened to the public.

The meeting was closed to the public.

Commissioner Tracy asked what material the exterior of the building is going to be.

Mr. Lukaszewski said it will have hardy board siding and the entryway will have a stone veneer.

Commissioner Tracy asked what color the building will be.

Mr. Lukaszewski said that the building will be tans and light grays, all neutral colors.

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

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

SEQRA APPROVED

Commissioner Roth made a motion to approve the request for site plan approval to demolish the existing church building and erect a 3,117 s.f. church building situated in an R-2 Zone. Seconded by Commissioner Gill.

Commissioner Roth-yes
Commissioner Gill-yes

Commissioner Stoll-yes
Commissioner Tracy-yes
Commissioner Allport-yes
Commissioner Bragg-yes

SITE PLAN APPROVED

3. Jeff Braham. 519 Park Avenue. Request to remove and replace the approx. 42' x 9.6' section of the building on the north side and replace the existing fence situated in an I-2 Zone.

Mr. Braham stated that this project started as a repair and turned into a replacement. He said that he is requesting to be able to replace the section of the building. He said that they are going to take out the sill, wall and replace the roof. He said that they are going to install vinyl siding and add an 8' x 7' overhead door on the front.

Mr. Braham said that the fence is in poor shape and the gate needs to be upgraded.

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

Mr. Braham said that it is going to match the existing building.

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

Mr. Braham said that it will be chain link with screening or wood.

Commissioner Allport asked what they are going to use the building for.

Mr. Braham said that it was used for auto repair prior and will probably be the same. He said that before he opens anything he needs to do the repairs. He said that he wants to get it looking nice before he rents 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 approve the request to remove the approx. 42' x 9.6' section of the building on the north side and replace the existing fence. Seconded by Commissioner Roth.

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

APPROVED

4. John Beauman Jr. 175 Oakhurst Street. Request to install a 12' x 12' overhead door in the north facing wall at the west end of the building situated in an I-3 Zone.

Mr. Beauman stated that he would like to add a door on the front side of the building. He said that it will be the same height as the existing door next to it. He said that the door will be 2' wider but it will be the same style and color. He said that he needs the door because of the volume increase to his business.

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

Mr. Beauman said white, the same style and color as the existing.

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 12' x 12' overhead door in the north facing wall at the west end of the building. Seconded by Commissioner Stoll.

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

APPROVED

5. James Henning. 554 Ohio Street. Request to erect a 48' x 48' x 14' storage building situated in an I-3 Zone.

Mr. Henning said that Newfane Lumber would like to put this shed up.

Commissioner Tracy asked what material the building will be.

Mr. Henning said that it will be a wood frame structure with steel siding and roofing.

Commissioner Tracy asked what they are going to do with the existing shed.

Mr. Henning said they are going to take it down.

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 SEQRA as submitted. Seconded by Commissioner Stoll.

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

SEQRA APPROVED

Commissioner Roth made a motion to approve the request to erect a 48' x 48' x 14 storage building. Seconded by Commissioner Stoll.

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

APPROVED

Commissioner Allport made a motion to approve the minutes from the October 3, 2022 meeting. Seconded Commissioner Stoll. Ayes-6 Noes-0

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

THE NEXT REGULARLY SCHEDULED MEETING WILL BE DECEMBER 5, 2022. IF YOU CANNOT ATTEND, PLEASE CONTACT MEGAN AT 439-6754 OR mbrewer@lockportny.gov.