

**LOCKPORT PLANNING AND ZONING BOARD**  
**LOCKPORT, NEW YORK**  
**JUNE 5, 2023**

**PRESENT:** JEFF TRACY, CHAIRMAN, MARSHALL ROTH, ROBERT BRAGG, DON GILL, DEBBIE ALLPORT, JASON DOOL, CHIEF BUILDING INSPECTOR

**EXCUSED:** STACY STOLL, DON STEVENS

No Corporation Counsel present.

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. OM3, LLC. 40 & 42 Ruhlmann Road. Request for site plan approval to erect a 12,300 square foot automotive repair shop situated in a B-2 Zone.

Mr. Kevin Leddy, Kimley-Horn Engineering & Landscaping Architecture of NY, P.C and Mr. Gus Wilson, Caliber Collision were present at the meeting.

Mr. Leddy stated that this is two parcels totaling 2.37 acres. He said that they would like to install an automotive repair shop. He said that half of Ruhlmann Rd is in the city and half in the Town. He said that they received Niagara County Planning Board approval and approval of two variances, a use variance for the type of business in a B-2 zone and an area variance for the landscaping in the parking area. He said that they got the Niagara County Planning Board approval on the 15<sup>th</sup> of May and the variance approval May 23<sup>rd</sup>.

Mr. Leddy said that there is commercial use to the north of this site, residential use to the west, a repair shop to the west and Aldi and the Transit corridor to the east. He said that they are before the board for site plan approval. He said that they have already appeared before two other boards for this project.

Mr. Leddy said that because of the flag shape of the lots they will be consolidated after all of the approvals, prior to construction. He said that the company motto aims for a respectful development. He said that they are going to be installing a chain link fence with slates around the rear parking area. He said that this area is only used by employees and for storage of vehicles.

Mr. Leddy said that Caliber operates from 7:30 am to 5:30 pm with office hours Monday thru Friday. He said that they deal with insurance claim work and the company prides themselves on quick turnaround. He said that most vehicles have a ten-day turnaround. The vehicle will either be repaired by then or if the vehicle is wrecked it will be flat bedded off the property the same day. He said that the rear lot is for temporary storage only, all work will be performed inside.

Mr. Leddy stated that the existing single-family home on this parcel will be demolished. He said that there is also a single-family home at 44 Ruhlmann Rd. He said that they will be installing some landscaping to screen them from any noise or light. He said that they had some headlight glare concerns so they will be installing 3' to 4' high scrubs to alleviate any issues. He said that there won't be a lot of traffic in and out of the business. He said that most of it will be the 10-15 employees.

Commissioner Bragg asked if they got approval for the landscaping from the Niagara County Planning Board.

Mr. Leddy said yes, because of the size of the lot they needed a variance.

Megan Brewer explained the reasoning for the project going to the Niagara County Planning Board.

The meeting was opened to the public.

The meeting was closed to the public.

Corporation Counsel sent an email explaining that they did not have any issues with the EAF as it was presented.

There being nothing further Commissioner Roth made a motion to adopt the EAF as presented. Seconded by Commissioner Allport.

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

EAF ADOPTED

Commissioner Roth made a motion to approve the site plan as presented. Seconded by Commissioner Allport.

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

APPROVED

Commissioner Allport made a motion to approve the minutes from the May 1, 2023 meeting. Seconded Commissioner Roth. Ayes-5 Noes-0

Commissioner Roth made a motion to adjourn the meeting. Seconded by Commissioner Allport. Ayes-5. Noes-0

**THE NEXT REGULARLY SCHEDULED MEETING WILL BE JULY 10, 2023.  
IF YOU CANNOT ATTEND, PLEASE CONTACT MEGAN AT 439-6754 OR  
[mbrewer@lockportny.gov](mailto:mbrewer@lockportny.gov).**