

**LOCKPORT PLANNING AND ZONING BOARD**  
**LOCKPORT, NEW YORK**  
**JULY 10, 2023**

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

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. William J. Baier, MD. 139 Professional Parkway. Request to install a 5' x 34' walkway and a 3' x 12' concrete pad on the south side of the property situated in a B-4 Zone.

Dr. Baier stated that he submitted plans a while ago. He said that he would like to install an extension of the back porch of the office building. He said that the walkway would be about 40'. He said that taking the garbage out in the winter has been difficult. He said that they are going to extend the sidewalk toward the street, it will be 4.5' x 35'-40' nothing extensive.

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 install a 5' x 34' walkway and a 3' x 12' concrete pad on the south side of the property. Seconded by Commissioner Roth.

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

**APPROVED**

2. Christ Community Church. 140 Genesee Street. Request to install 40' of vinyl fencing on the east side of the property situated in an R-3 Zone.

Kevin Wing, Senior Pastor was present.

Pastor Wing stated that they would like to erect a 6' vinyl fence from the rear of the house they own at 22 Waterman Street to the east side of the church building. He said that it will be 6' high and approximately 40' long.

Commissioner Bragg asked if it going to be white.

Pastor Wing said yes.

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 install 40' of vinyl fencing on the east side of the property. Seconded by Commissioner Stevens.

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

### **APPROVED**

3. Flaum Management. 64 Chestnut Street. Request for exterior façade upgrades and install a loading dock on the west side of the building situated in a B-2 Zone.

Mr. Tim Arlington, Apex Consulting, 102 East Avenue was present with Alex Broccuto, Flaum Management.

Mr. Arlington stated that Flaum has owned the property for over 30 years. He said that the in the past they leased the building to Lockport Savings Bank, First Niagara Bank and Key Bank. He said that they are looking to lease the building for a retail store currently. He said that architectural drawings were submitted by another company showing the changes. He said that they would like to install a new store front, install new glass.

Mr. Arlington said that they would like to install a new loading dock that will be at grade on the Union Street side of the property. He said that the drawings show the new traffic pattern for deliveries. He said that they will enter the easterly entrance come down and back into the loading dock. He said that they would exit the other entrance. He said that they don't want trucks backing in off Chestnut Street.

Mr. Arlington said that they are going to maintain the parking area with minor adjustments. He said that the B-2 District does not require parking but they are going to maintain what they have. He said that they are going to adjust the handicap parking.

Mr. Arlington said that they are making improvements to the front of the building and adding a loading dock. He asked if anyone had any questions.

Commissioner Bragg asked if there is going to be any exterior lighting.

Mr. Arlington said that there is already lighting there.

Mr. Broccuto said that it depends on who leases the property.

Mr. Arlington said that they will make sure any lighting installed is down facing so that it does not affect the neighbors.

Commissioner Tracy said that type of lighting is an industry standard, to face down.

Mr. Arlington said yes, LED down facing lights with back shielding.

Mr. Broccuto said that they will update the lighting depending on who leases the building.

Commissioner Bragg asked if they are just installing glass in the existing openings.

Mr. Broccuto said yes.

The meeting was opened to the public.

The meeting was closed to the public.

Commissioner Tracy read aloud an email sent by Deputy Corporation Counsel stating that she does not have any concerns with the SEQR that was submitted.

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

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

### **SEQR ADOPTED**

Commissioner Stoll made a motion to approve the request for exterior façade upgrades and to install a loading dock on the west side of the building. Seconded by Commissioner Allport.

Commissioner Tracy-yes

Commissioner Roth-yes  
Commissioner Stoll-yes  
Commissioner Bragg-yes  
Commissioner Gill-yes  
Commissioner Stevens-yes

**APPROVED**

Commissioner Stoll made a motion to approve the minutes from the June 5, 2023 meeting. Seconded Commissioner Stevens. Ayes-7 Noes-0

Commissioner Stoll made a motion to adjourn the meeting. Seconded by Commissioner Roth. Ayes-7. Noes-0

**THE NEXT REGULARLY SCHEDULED MEETING WILL BE AUGUST 7, 2023.  
IF YOU CANNOT ATTEND, PLEASE CONTACT MEGAN AT 439-6754 OR  
[mbrewer@lockportny.gov](mailto:mbrewer@lockportny.gov).**