

**LOCKPORT PLANNING AND ZONING BOARD**  
**LOCKPORT, NEW YORK**  
**OCTOBER 2, 2023**

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

**EXCUSED:** ROBERT BRAGG, STACY STOLL

The meeting of the Lockport Planning Board was called to order at 5:15 P.M. at the Lockport Municipal Building, One Locks Plaza, Lockport, New York.

1. Community Heath Center of Buffalo, Inc. 100 Main Street. Request to demolish the existing teller building and canopy and install a 9-space parking area situated in a B-2 Zone.

Victor O'Brien, Civil Engineer for Silvestri Architects was present to speak on behalf of Community Health Center of Buffalo.

Mr. O'Brien stated that they have been developing the space. He stated that they would like to demolish the bank teller building that is on site and install a 9-space parking lot. He said that they will maintain one of the existing curb cuts and move the other. He said that the parking spaces will be 10' x 20' to meet the City's code. He said that there will be a 22' drive isle.

Mr. O'Brien said that they were before the Board about a year ago to create the new entrance at the back of the building.

Mr. O'Brien said that there are existing storm wells on the property and they will be remaining the same. He said that there will not be any utilities, just parking in the area.

Commissioner Roth asked if the existing teller building is attached to the walkway.

Mr. O'Brien said yes.

Commissioner Roth asked how that plan on separating that and addressing the scarring.

Mr. O'Brien said that he didn't know yes, they have to have a structural engineer look at it. He said that is something they are working through. He said that they will cut it off then patch the walkway.

Ms. Mary Powell, project manager stated that the drawings call for the building to be separated and them to patch and repair it with the same material unless the Board dictates otherwise. She said that they will have to address the roof as well. She said that the

reason they had to move the main entrance is because when Community Health acquired the property, they didn't realize they didn't own the entrance. She said that they have put a lot of money into the building.

Ms. Powell stated that they have sent Mr. Ulrich, owner of the walkway letters making him aware of their intentions. She said that he sent a letter back in return tell them to stay off of his property.

Ms. Powell asked the Board if there is something else that they should be doing. She said that either way they want to remove the teller building. She said that they have elderly folk and handicap people that utilize their services. She said that they thought they could utilize the public parking behind but realized they couldn't. She said they have to do what needs to be done to gain parking.

Ms. Powell said that they need to go forward and also make sure that the walkway is structurally sound. She said that the walkway may already be structurally engineered to stand on its own. She said that they have done everything they can to be forth right. She said that over time they have had several break ins during construction. She said that the covered walkway is in disrepair and needs to be addressed, it is not Community Health's.

Commissioner Roth stated that he understands it is an unusual circumstance. He said that as long as it is repaired with similar material so that none of the scarring is visible it will be fine.

Ms. Powell said that the drawings show it being repaired with like material. She said that Mr. Ulrich needs to repair the roof on the walkway. She said that this is an important development and they need to figure something out sooner rather than later.

The meeting was opened to the public.

The meeting was closed to the public.

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

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

**SEQRA ADOPTED**

Commissioner Roth made a motion to approve the request to demolish the existing teller building and canopy and install a 9-space parking area situated in a B-2 Zone. Seconded by Commissioner Stevens.

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

**APPROVED**

Commissioner Allport made a motion to approve the minutes from the September 11, 2023 meeting. Seconded Commissioner Stevens. 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 NOVEMBER 6, 2023. IF YOU CANNOT ATTEND, PLEASE CONTACT MEGAN AT 439-6754 OR [mbrewer@lockportny.gov](mailto:mbrewer@lockportny.gov).**