

LOCKPORT PLANNING AND ZONING BOARD
LOCKPORT, NEW YORK
JANUARY 8,2024

PRESENT: JEFF TRACY, CHAIRMAN, MARSHALL ROTH, DON GILL, DEBBIE ALLPORT, ASHLEY PIETRZYKOWSKI, JASON DOOL, CHIEF BUILDING INSPECTOR, KATHLEEN KUGLER, DEPUTY CORPORATION COUNSEL.

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. Severson Environmental Services. 225 Mill Street. Request to utilize the property for a temporary staging area for the 18 Mile Creek superfund project situated in an I-3 Zone.

Mr. Ben Farey, Severson Environmental Services was present to represent the project.

Mr. Farey stated that Severson has been contracted to perform the work on the project. He said that they would like to use 225 Mill Street as a temporary facility to support the project.

Commissioner Tracy asked Mr. Farey to describe the layout.

Mr. Farey stated that they provided a map of what they would like to use. He said that there will be 5 total mobile office trailers. An office trailer, government office trailer, break trailer, hygiene trailer and a security trailer. He said that there will be a parking area and an open space to store miscellaneous materials for the project.

Commissioner Tracy asked if the area is going to be fenced in.

Mr. Farey said yes, there will be a 6' high chain link fence around the area they will be using, which is half the parcel. He said that there is an existing building on the property that is ½ demolished.

Commissioner Tracy asked if there is going to be 24/7 security.

Mr. Farey said that security will be on the property during off hours overnight during the weekdays and 24 hours on the weekends.

Commissioner Tracy asked if there is going to be any cameras.

Mr. Farey said not at this time.

Commissioner Roth asked if there is going to be any lighting.

Mr. Farey said yes, at this facility.

Commissioner Roth asked if the lighting will be on overnight.

Mr. Farey said yes.

Commissioner Roth asked what type of materials will be stored on the property.

Mr. Farey said it will be surplus clean fill materials.

Commissioner Roth asked if the material being stored there is only going to be used for the adjacent properties that are affected by this project.

Mr. Farey said yes.

Commissioner Tracy said that this is a temporary facility. He asked how long temporary is.

Mr. Farey said two to three years.

Commissioner Roth asked if the property will be restored to its original state when they are finished.

Mr. Farey said yes.

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 request to utilize the property as a temporary staging area for the 18 Mile Creek superfund project with the condition that the property be restored to its original state at the completion of the project.

Seconded by Commissioner Gill.

Commissioner Tracy-yes
Commissioner Roth-yes
Commissioner Gill-yes
Commissioner Allport-yes
Commissioner Pietrzykowski-yes

APPROVED

2. Charles Heinrich. 178 Oakhurst Street. Request to erect an 80' x 100' steel building situated in an I-3 Zone.

Mr. Heinrich stated that the driveway shown on the site plan provided that creates a 4-way stop is not being installed. He said that they plan on using the same entrance that they use currently.

Commissioner Roth asked just to clarify, the entrance show on the other side of the property is not happening.

Mr. Heinrich said no, it is not happening.

Commissioner Roth asked if they are using the entrance on the east end of the property.

Mr. Heinrich said yes, that and there is an existing gravel driveway as well.

Commissioner Tracy asked if he was speaking of the gravel apron that is there now. He asked if they are going to improve that driveway.

Mr. Heinrich said yes, eventually.

Commissioner Roth asked if the building is being used for equipment and vehicle storage and not material.

Mr. Heinrich said yes.

Commissioner Tracy asked what color the building will be.

Mr. Heinrich said it will be black and tan.

Commissioner Tracy asked if any landscaping will be installed.

Mr. Heinrich said that there is a berm there, no landscaping would be visible.

The meeting was opened to the public.

The meeting was closed to the public.

Jason Dool said that he may have missed it, but what color is the building.

Commissioner Tracy said black and tan. He stated that Mr. Heinrich also stated that there will not be a four-way stop created either.

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

Commissioner Tracy-yes
Commissioner Roth-yes
Commissioner Gill-yes
Commissioner Allport-yes
Commissioner Pietrzykowski-yes

SEQR ADOPTED

Commissioner Allport made a motion to approve the request to erect an 80' x 100' steel building. Seconded by Commissioner Roth.

Commissioner Tracy-yes
Commissioner Roth-yes
Commissioner Gill-yes
Commissioner Allport-yes
Commissioner Pietrzykowski-yes

APPROVED

3. RAS Development. 116 & 120 Main Street. Request for site plan approval for exterior façade upgrades on the 120 Main Street building situated in a B-2 Zone.

Mr. Rob Savarino was present to represent the project.

Mr. Savarino stated that the application before the board is a concept plan and extensive narrative on the entire plan for 120 and 116 Main Street. He said that they are there for the modification of 120 Main Street. He said that the plan is to merge the parcels together. He said that the entire project includes historical renovations to 116 Main Street and modifications to 120 Main Street to include 30 apartments. He said that there will be mixed use in 116 Main Street with 1st floor commercial space and apartments on the upper floors.

Mr. Savarino stated that 120 Main Street is the former mall. He said that they want to retrofit the outside of the building with residential units and an indoor parking garage that you can enter from Frontier Place. He said they are going to bring some daylight into the living units. They are going to install some window areas and fill in some commercial window openings.

Mr. Savarino said that the F & M Building has been vacant for a long time. He said that it is the tallest building in Lockport and he is excited to redevelop it. He said that they have completed Part 1 of the SHPO for the project. He said they are working on partial tax credits with them.

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 request for site plan approval for exterior façade upgrades on the 120 Main Street building. Seconded by Commissioner Pietrzykowski.

Commissioner Tracy-yes

Commissioner Roth-yes
Commissioner Gill-yes
Commissioner Allport-yes
Commissioner Pietrzykowski-yes

APPROVED

Commissioner Allport made a motion to approve the minutes from the December 4, 2023 meeting. Seconded Commissioner Pietrzykowski. 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 FEBRUARY 5, 2024. IF YOU CANNOT ATTEND, PLEASE CONTACT MEGAN AT 439-6754 OR mbrewer@lockportny.gov.