

Building Inspection Department

Jason Dool
Chief Building Inspector

Lockport Municipal Building
One Locks Plaza
Lockport, NY 14094
Phone (716) 439-6754
Fax (716) 439-6605

March 26, 2024

Megan Brewer

REGULAR MEETING

Please be advised that there are three (3) items on the agenda for the regularly scheduled meeting of the Planning Board to be held **Monday, April 1, 2024** at 5:00 P.M.

1. Joshua Brege. 291 Prospect Street. Request for a special use permit to harbor chickens on the property situated in an R-2 Zone.
2. Clark Property Management. 553 West Avenue. Request to erect a 6' high chain link fence surrounding the property situated in an I-3 Zone.
3. James E. Spry III. 54 Beattie Avenue. Request for a special use permit to harbor chickens on the property situated in an R-1 Zone.

If you cannot attend this meeting, please contact Megan Brewer at 716-439-6754 or mbrewer@lockportny.gov

APPLICATION: APPROVED _____ DISAPPROVED _____

**CITY OF LOCKPORT
PLANNING BOARD APPLICATION**

DESCRIPTION OF PROPOSED REQUEST:

NAME OF PROPERTY: House 291 Prospect PHONE: _____

NAME OF APPLICANT: Joshua Bregle PHONE: (716) 431-2834

EMAIL ADDRESS: Asapropertymaintenance12@gmail.com

ADDRESS OR LOCATION OF PROPOSAL: 291 Prospect St Lockport

SIZE OF PARCEL OR STRUCTURE: _____

EXISTING ZONING: R2

PLEASE CHECK WHICH OF THE FOLLOWING IS BEING APPLIED FOR:

Site Plan Review _____ Special Use Permit X Home Occupation _____

Alteration to existing building _____ Rezoning _____ Other _____

PROPOSED REQUEST

Requesting a special permit to Allow 10 chickens
to be only @ the property of 291 Prospect St
In Back yard

REQUIRED ENCLOSURES:

In order to provide the City Planning Board with adequate information on which to base its decision, this application will not be heard unless the following information is submitted ten (10) days prior to the meeting by no later than 1 p.m.

1. Adequate description of proposal.
2. Survey of property affected, together with a Plot Plan which shows the distance to nearest intersection, proposed physical layout of the property including any existing or proposed structures, traffic access patterns, parking arrangements, walls, fences or other buffers and signs.

SEQRA:

This proposal constitutes a: ()Type I, ()Type II, ()Unlisted action as per the provisions of the State Environmental Quality Review Act. A determination of environmental significance has been made: ()yes, ()no; a copy of this determination is attached ()yes, ()no.

PROPERTY OWNER'S SIGNATURE _____

APPLICANT'S SIGNATURE _____

**PLEASE NOTE YOU OR A REPRESENTATIVE ARE TO BE PRESENT
AT THE MEETING TO PRESENT YOUR PROJECT TO THE BOARD.**

Fees:

Site Plan review- \$25

Special Use Permit- \$100 application, \$50 yearly renewal

Home Occupation- \$100 application, \$50 yearly renewal

Alteration to existing building- \$25

Rezoning- \$100 or \$50 per half acre (whichever is greater)

Subdivision request- \$200

APPLICATION: APPROVED _____ DISAPPROVED _____

**CITY OF LOCKPORT
PLANNING BOARD APPLICATION**

DESCRIPTION OF PROPOSED REQUEST:

NAME OF PROPERTY: _____ PHONE: _____

NAME OF APPLICANT: Clark Property Management PHONE: 716-433-4600

EMAIL ADDRESS:

dave.clark@clarkrigging.com

ADDRESS OR LOCATION OF PROPOSAL: 553 West Ave, Lockport, NY 14094

SIZE OF PARCEL OR STRUCTURE: 570' x 206'

EXISTING ZONING: Heavy Industrial I3

PLEASE CHECK WHICH OF THE FOLLOWING IS BEING APPLIED FOR:

Site Plan Review X Special Use Permit _____ Home Occupation _____

Alteration to existing building _____ Rezoning _____ Other _____

PROPOSED REQUEST Continuation of fence around property perimeter

REQUIRED ENCLOSURES:

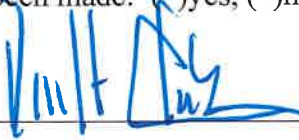
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APPLICANT'S SIGNATURE

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Site Plan review- \$25

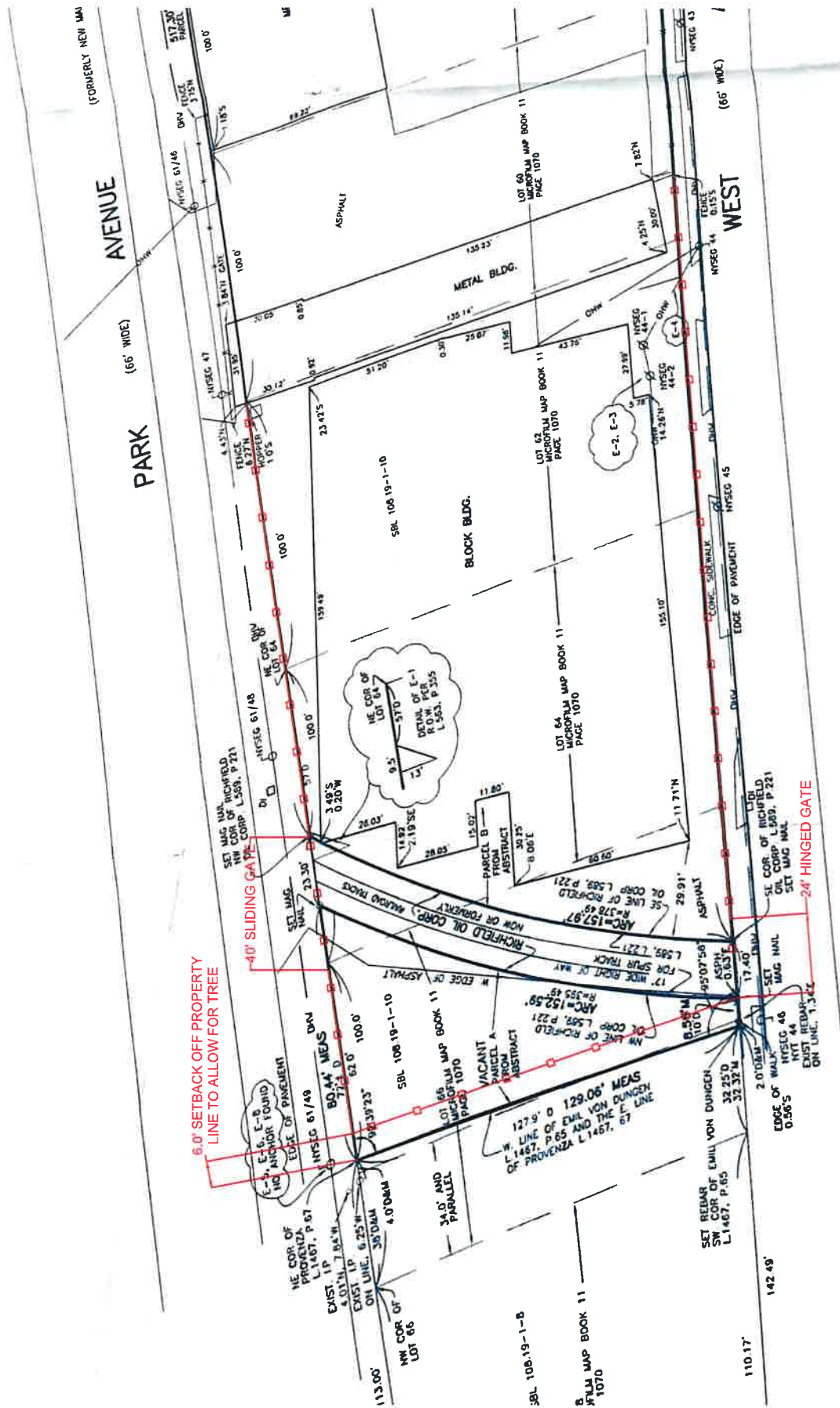
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Rezoning- \$100 or \$50 per half acre (whichever is greater)

Subdivision request- \$200



(FORMERLY NEW MAP)

PARK AVENUE

(66' WIDE)

WEST AVENUE

(66' WIDE)

6.0' SETBACK OFF PROPERTY LINE TO ALLOW FOR TREE

40' SLIDING GATE

24' HINGED GATE

SET MAG NAIL NW COR OF RICHFIELD L 589, P 221

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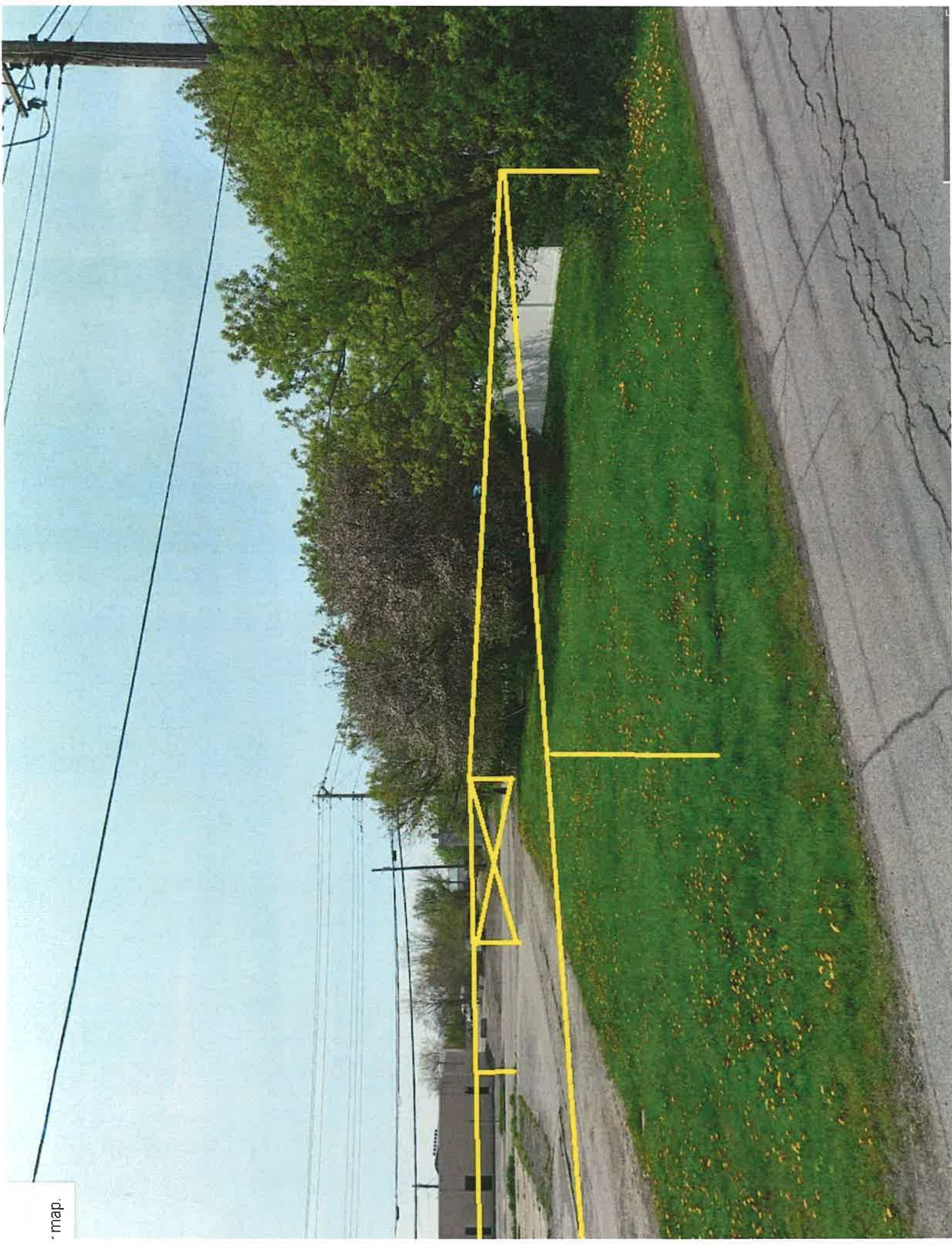
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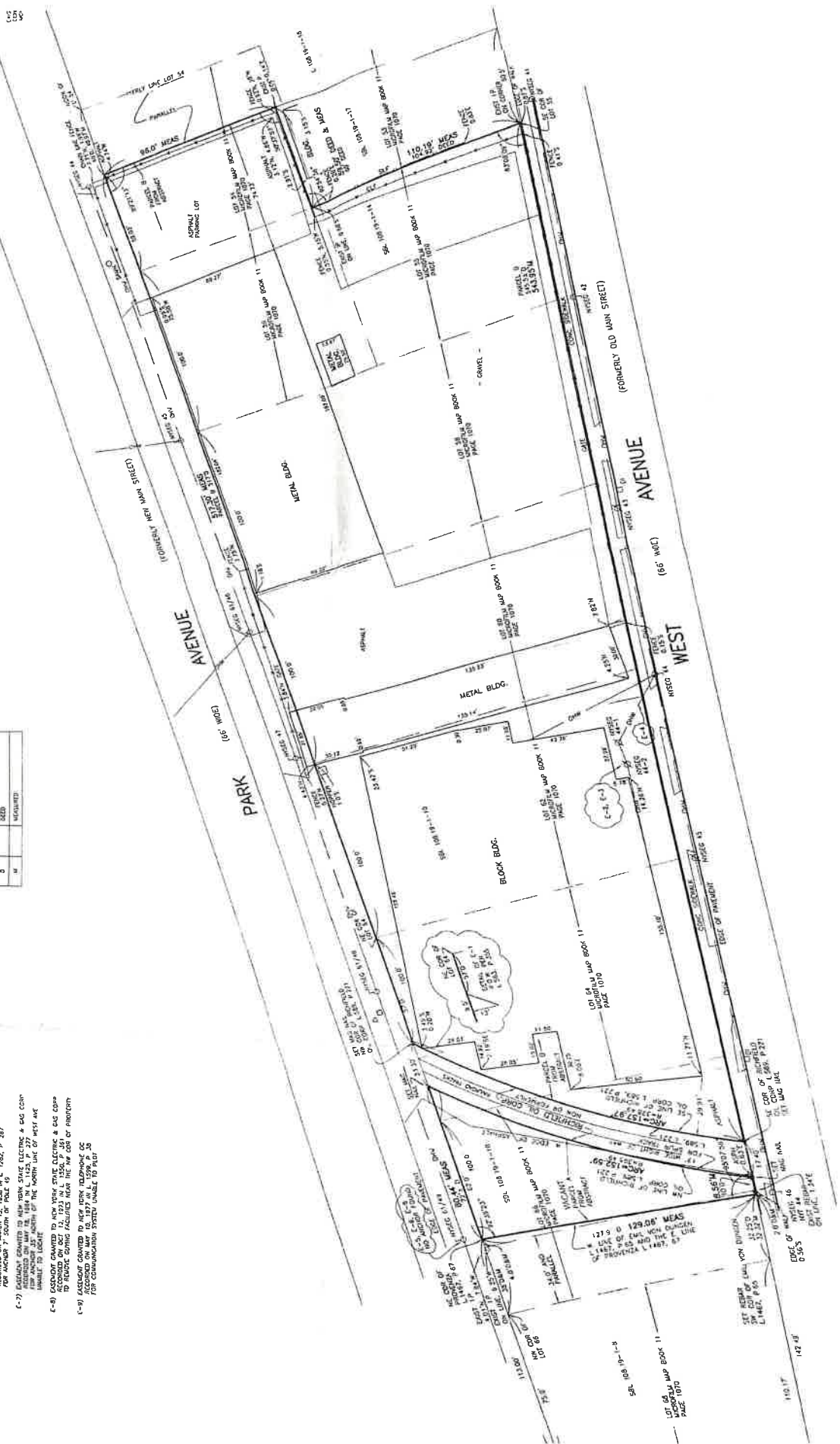
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[illegible]

LEGEND		ASPHALT
1/2" Pave	ROAD	ROADWAY
CLIP	—	CLAMP LINE (TIECL)
EDGE	□	CONCRETE
SAW	□	CRACKLINE MARK
SW	□	SEWER/STORM MANHOLE
SW	□	SODIUM
SW	□	SEWER POLE
SW	□	GROUP POLE AND LIGHT
SW	□	UNPAVED RUFFY LINES
SW	□	SEED
SW	□	MEASURED





Untitled Map

Write a description for your map.

Legend

553 West Ave

APPLICATION: APPROVED _____ DISAPPROVED _____

**CITY OF LOCKPORT
PLANNING BOARD APPLICATION**

DESCRIPTION OF PROPOSED REQUEST:

NAME OF PROPERTY: 54 Beattie Ave PHONE: 716-531-6764

NAME OF APPLICANT: James E. Spry III PHONE: 716-531-6764

EMAIL ADDRESS: spry53@msn.com

ADDRESS OR LOCATION OF PROPOSAL: 54 Beattie Ave Lockport

SIZE OF PARCEL OR STRUCTURE: 76" L 41" W 48" H

EXISTING ZONING: Residential

PLEASE CHECK WHICH OF THE FOLLOWING IS BEING APPLIED FOR:

Site Plan Review _____ Special Use Permit X Home Occupation _____

Alteration to existing building _____ Rezoning _____ Other _____

PROPOSED REQUEST

would like to put small chicken coop on
property for 4 hens / no roosters for personal
use (eggs only, no meat birds).

REQUIRED ENCLOSURES:

In order to provide the City Planning Board with adequate information on which to base its decision, this application will not be heard unless the following information is submitted ten (10) days prior to the meeting by no later than 1 p.m.

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SEORA:

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PROPERTY OWNER'S SIGNATURE

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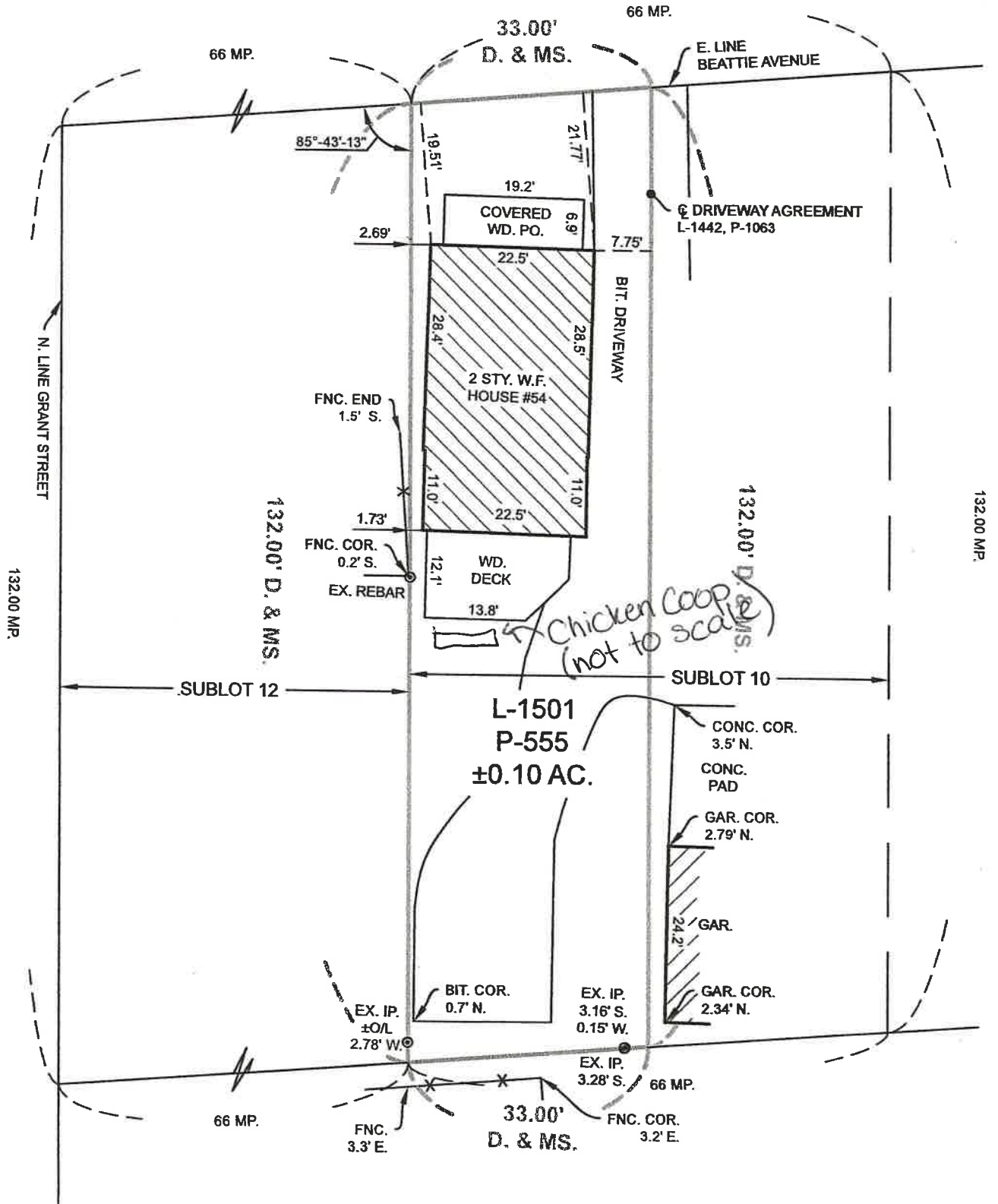
Rezoning- \$100 or \$50 per half acre (whichever is greater)

Subdivision request- \$200



BEATTIE AVENUE (49.5')

GRANT STREET (57.75')



City of Lockport

Building Inspection
439-6754

1 Locks Plaza
Lockport, NY 14094

City Clerk
439-6776

Special Use Permits

A Special Use is a use which because of its unique characteristics requires individual consideration and approval in each case by the Common Council and the Planning Board, before it may be permitted in the district enumerated in the Zoning Ordinance.

The requirements to obtain a Special Use Permit are as follows:

- Public health and safety be protected
- Will not decrease value of surrounding properties, no change in the character of neighborhood.
- Use is compatible with adjoining development
- Adequate landscaping and screening provided
- Adequate parking is provided with no appreciable change in traffic
- No excessive noise or outside storage of materials.

A Planning Board application can be obtained from the Building Inspection Department. There is a \$100, non-refundable application fee and a yearly renewal fee of \$50. You will need to provide Building Inspection with 10 copies of your application and supporting documents, the application fee and this paper with the back filled out.

Revocable Permits

A revocable permit is a permit issued by the City when a property owner wants to place an item in or utilize the City Right of Way. Examples of this would include but not be limited to fences, signs and awnings. To apply please fill out the back of this sheet and return it to the City Clerk's Office. You will be required to provide an insurance certificate to the Clerk's Office showing that the City is additionally insured on the policy. There is a \$_____ application fee. There is no renewal fee.

Should you have any questions please feel free to contact Building Inspection or the Clerk's Office.

RECEIVED

MAR 26 2024

CITY CLERK - OFFICE

☒ Special Use Permit

☐ Revocable Permit

Name: James E. Spry III

Phone: 716-531-6764

Address: 54 Beattie Avenue, Lockport, New York 14094

Email: spry52@msn.com

Property Address: 54 Beattie Avenue, Lockport, NY 14094

Existing Zoning: R-1

Description of proposed action: Request for a special use permit to harbor 4 hens on the property.

Please do not write below this line (office use only) _____

Building Inspection

Planning Board App. Received: 3/26/2024

Planning Board Meeting Date: 4/1/2024

Corporation Counsel

Approval: _____

City Clerk

Call for Public Hearing: _____

Public Hearing: _____

Common Council

Sponsor of Resolution: _____

City of Lockport

Building Inspection
439-6754

1 Locks Plaza
Lockport, NY 14094

City Clerk
439-6776

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Should you have any questions please feel free to contact Building Inspection or the Clerk's Office.

☒ Special Use Permit

☐ Revocable Permit

Name: Joshua Brege

Phone: 716-431-2834

Address: 291 Prospect Street, Lockport, New York 14094

Email: asappropertymaintenance12@gmail.com

Property Address: 291 Prospect Street, Lockport, NY 14094

Existing Zoning: R-2

Description of proposed action: Request for a special use permit to harbor 10 chickens on the property.

RECEIVED

MAR 04 2024

CITY CLERK OFFICE

Please do not write below this line (office use only) _____

Building Inspection

Planning Board App. Received: 3/4/2024

Planning Board Meeting Date: 4/1/2024

Corporation Counsel

Approval: _____

City Clerk

Call for Public Hearing: _____

Public Hearing: _____

Common Council

Sponsor of Resolution: _____