

**LOCKPORT PLANNING AND ZONING BOARD**  
**LOCKPORT, NEW YORK**  
**MARCH 4, 2024**

**PRESENT:** JEFF TRACY, CHAIRMAN, MARSHALL ROTH, DON GILL, DEBBIE ALLPORT, ROBERT BRAGG, TERRY HARMON, JASON DOOL, CHIEF BUILDING INSPECTOR, KATHLEEN KUGLER, DEPUTY CORPORATION COUNSEL.

**EXCUSED:** ASHLEY PIETRZYKOWSKI

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. Nussbaumer & Clarke, Inc. 115 Oakhurst Street. Request to amend the site plan approved 9/11/2023 situated in an I-3 Zone.

Rob Pidanic, Nussbaumer & Clarke, Darrin Wildt, Zeton and Chris Freese, Nussbaumer & Clark were present at the meeting.

Mr. Pidanic stated that Nussbaumer has an office at 80 Main Street in Lockport as well as in Buffalo. He said that they received site plan approval in September to build a 16,000 s.f. building for Zeton US properties. He said that at that time the City declared a negative declaration for the project. He said that after the construction project went out to bid, they realized that they had to make some cuts. He said that material cost is high and the price of asphalt is expensive to install.

Mr. Pidanic said that they have to scale back the original proposal, not the building size just the site. He said that they still have plans to expand in the rear of the property in the future, they are just scaling back the pavement now.

Mr. Freese stated that they are trying to keep this project moving forward. He said that reducing the parking area and the storm water from the paving was the biggest cost savings. He said that originally the parking lot was set up for future expansion. He said that they have reduced the paved area for now to keep the project moving forward. He said that if there is a need to increase the paved area, they can.

Mr. Pidanic said that Zeton acquired CDI in 2019 and purchased this property in 2022. He said that they have been before the Board for a Special Use Permit as well as the Niagara County Planning Board for approvals. He said that after speaking with Building Inspection, the changes being made to the site plan needed to come back before the Planning Board. He said that the changes don't require them to go through the SEQR process again.

Commissioner Tracy asked if the loading dock is in the front.

Mr. Freese said yes, its is still a similar layout.

Commissioner Allport asked if they are leaving the woods.

Mr. Freese said yes, they are only taking out what they have to for construction. He said that they may have to take out more in the future for expansion. He said that they will have to take some of the wooded area out for the retention ponds in the back which they did reduce the size of.

Commissioner Harmon asked if there is going to be large trucks going in and out.

Mr. Pidanic said yes, there will be trucks and trailers in and out.

Commissioner Harmon asked if they have enough room to back in and out without blocking the road.

Mr. Pidanic said yes.

Commissioner Harmon asked how many trucks will be in and out a day.

Mr. Pidanic said two or three a day. He said Zeton is involved with gas purification and they assemble modular skids on site. He said that one of their big customers is Praxair. He said that they have an engineering operation with mechanical, chemical and electrical engineers. He said that they are anticipating eventual growth to 50 employees in the next 5-7 years. He said that right now they have about 28 employees.

Mr. Wildt said that they have 30 employees now.

Mr. Pidanic said that they are committed to staying in the City of Lockport. He said that they sought out a location where they could continue to grow.

Commissioner Bragg asked if the charging stations are new.

Mr. Freese said yes.

Commissioner Bragg asked if they are just post to plug into.

Mr. Freese said yes, they are just EV charging station portals.

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 amend the site plan. Seconded by Commissioner Harmon.

Commissioner Tracy-yes

Commissioner Roth-yes  
Commissioner Gill-yes  
Commissioner Allport-yes  
Commissioner Bragg-yes  
Commissioner Harmon-yes

**APPROVED**

Mr. Pidanic showed the Board a colored elevation of the building.

Mr. Freese said that they would like to begin construction in a month or so.

2. Troy Gillion. 400 West Avenue. Request for permission for the outdoor storage of scooters for a rental business situated in a B-3 Zone.

No one was present at the meeting. The applicant will be notified that he will be scheduled for the following meeting.

Commissioner Allport made a motion to approve the minutes from the January 8, 2024 meeting. Seconded Commissioner Roth. Ayes-6 Noes-0

Commissioner Roth made a motion to adjourn the meeting. Seconded by Commissioner Harmon. Ayes-6. Noes-0

**THE NEXT REGULARLY SCHEDULED MEETING WILL BE APRIL 1, 2024.  
IF YOU CANNOT ATTEND, PLEASE CONTACT MEGAN AT 439-6754 OR  
[mbrewer@lockportny.gov](mailto:mbrewer@lockportny.gov).**