

**LOCKPORT PLANNING AND ZONING BOARD**  
**LOCKPORT, NEW YORK**  
**JUNE 3, 2024**

**PRESENT:** JEFF TRACY, CHAIRMAN, MARSHALL ROTH, DON GILL, DEBBIE ALLPORT, ROBERT BRAGG, TERRY HARMON, 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. Benderson Development. 475/477 So. Transit Street. Request to install an outdoor play area in the rear of the southerly building and reconfigure the existing entrance lane off Transit situated in a B-2 Zone.

Dave, Benderson Development was present to represent the request.

Dave stated that they are before the board for a small site plan adjustment. He stated that they would like to install a play area for the daycare tenant that is moving into the building. He said that they are going to remove some parking to allow for the 1,200 square feet play area with a fence surrounding it.

Dave stated that they would like to make a slight intersection change on the So. Transit Street entrance. He said that currently it “T’s” into the plaza forcing everyone to take a 90 degree turn. He said that they would like to update that to free the flow of traffic into the plaza so that they are not stopping traffic on So. Transit.

Commissioner Harmon said that the drawings shows a chain link fence around the play area. He asked if there is still going to be traffic from the east and west.

Dave stated that there won’t be any thru traffic, just parking for the daycare employees.

Commissioner Harmon asked if they are going to install bollards around the fence in case there is incident.

Dave stated that there are protective bollards at the corners of the parking lot where it curves. He said that they can look into installing more in the play area fence.

Commissioner Harmon said they should be installed on the east and west sides in case a car go through the fence.

The meeting was opened to the public.

The meeting was closed to the public.

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

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

**SEQR ACCEPTED**

Commissioner Harmon made a motion to approve the request to install an outdoor play area in the rear of the southerly building and reconfigure the existing entrance lane off Transit. Seconded by Commissioner Roth.

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

**APPROVED**

2. The Lock Tender, LLC. 4 Lock Street. Request to install an outdoor seating area situated in a B-2 Zone.

Mr. Seth Piccirillo, Co-owner of The Lock Tender was present.

Mr. Piccirillo stated that the parking lot behind the building is no longer used for parking. He said that they would like to use the 12' x 12' area for outdoor seating. He said that they would be in compliance with the State Liquor Authority regulations.

Mr. Piccirillo said that there will not be any seating in front of the building.

The meeting was opened to the public.

The meeting was closed to the public.

There being nothing further Commissioner Allport made a motion to approve the request for outdoor seating. Seconded by Commissioner Roth.

Commissioner Tracy-yes

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

**APPROVED**

Commissioner Roth made a motion to approve the minutes from the May 6, 2024 meeting. Seconded Commissioner Harmon. Ayes-7 Noes-0

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

**THE NEXT REGULARLY SCHEDULED MEETING WILL BE JULY 8, 2024. IF YOU CANNOT ATTEND, PLEASE CONTACT MEGAN AT 439-6754 OR [mbrewer@lockportny.gov](mailto:mbrewer@lockportny.gov).**