

**LOCKPORT PLANNING AND ZONING BOARD**  
**LOCKPORT, NEW YORK**  
**JANUARY 6, 2025**

**PRESENT:** JEFF TRACY, CHAIRMAN, MARSHALL ROTH, DON GILL, ASHLEY PIETRZYKOWSKI, ROBERT BRAGG, TERRY HARMON, ANTHONY SIRIANNI, DEPUTY CORPORATION COUNSEL.

**EXCUSED:** MARSHALL ROTH, GINA PASCERI

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. Penalty Box. 1 Grigg Lewis Way. Request to erect a 35' x 30' patio roof extension situated in a B-2 Zone.

Mr. Jon George was present as the owner of the Penalty Box.

Mr. George stated that he would like to add onto the roof over the existing patio. He said that it will be blue in color, same as the existing. He said that the post will be tan, same and the existing posts.

Commissioner Harmon asked what material the roof will be.

Mr. George said metal.

Commissioner Harmon asked if there will be gutters on the roof.

Mr. George said there are gutters on the roof now. He said that he hasn't thought about gutters, if he has to put them on he can.

Commissioner Harmon asked if planned on enclosing the patio or adding any shades.

Mr. George said that he may down the road. He said that he might put in something like Lock 34. He said that it would secure it at night so he didn't have to bring the tables and chairs in every night.

Commissioner Tracy asked what the hours of operation are on the patio.

Mr. George said that his business hours are 11 am to 2 am. He said the patio is usually open 4 pm to 12 am in the summer.

Commissioner Bragg asked if the roof is going to slope toward the parking lot or the retaining wall.

Commissioner George said toward the retaining wall.

Commissioner Bragg asked if he was going to offset it so the water doesn't pour onto the sidewalk below.

Mr. George said that the water already goes onto the sidewalk now.

Commissioner Bragg said that only ½ of the existing roof line goes over the wall onto Market Street now.

Commissioner Bragg said that only a small portion of the roof overhangs now. He said that the board is concerned with the metal roof and ice and snow sliding down.

Mr. George said that he already talked to Jason Dool from Building Inspection and he didn't seem concerned. He said that he can install snow stops.

Commissioner Bragg said that he doesn't want to cause an issue with liability. He said that the existing roof has a downspout.

Mr. George said that the patio is actually roof top, the gutter is tied into the existing roof drain.

Deputy Corporation Counsel Sirianni said that Mr. George mentioned installing something similar to Lock 34 for enclosing the space.

Mr. George said that he was told to mention that he might do that so that he doesn't have to come back.

Deputy Corporation Counsel Sirianni said that he wants to make sure Building Inspection is satisfied and doesn't have any concerns.

Commissioner Harmon said that if they do enclose the space, Building Inspection will have to be contacted for fire safety.

The meeting was opened to the public.

The meeting was closed to the public.

There being nothing further Commissioner Harmon made a motion to approve the request to erect a 35' x 30' patio roof cover extension with the condition that gutters, downspouts and snow stops are installed.

Seconded by Commissioner Pietrzykowski.

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

**APPROVED**

Commissioner Pietrzykowski made a motion to approve the minutes from the November 4, 2024 meeting. Seconded Commissioner Harmon. Ayes-5 Noes-0

Commissioner Harmon made a motion to adjourn the meeting. Seconded by Commissioner Bragg. Ayes-5. Noes-0

**THE NEXT REGULARLY SCHEDULED MEETING WILL BE FEBRUARY 3, 2025. IF YOU CANNOT ATTEND, PLEASE CONTACT MEGAN AT 439-6754 OR [mbrewer@lockportny.gov](mailto:mbrewer@lockportny.gov).**