

LOCKPORT PLANNING AND ZONING BOARD
LOCKPORT, NEW YORK
APRIL 7, 2025

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

EXCUSED: 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.

Chairman Tracy acknowledged Commissioner Terry Harmon's resignation from the Board and thanked him for his years of service.

1. Patrick Balkin. 365 Market Street. Request to erect a 10' x 14' storage shed in the rear of the building situated in an R-3 Zone.

Mr. Balkin stated that he needs the storage shed to maintain his lot.

Commissioner Tracy asked what color the shed will be.

Mr. Balkin said that it will be cream to match the building next door.

Commissioner Harmon asked if the shed will have windows in it.

Mr. Balkin said that it will be a Sturdi-Built shed. He said that it will be nice and built on site.

Commissioner Harmon asked if there is going to be any lighting on the shed.

Mr. Balkin said no.

Commissioner Gill asked if this is going to be a permanent structure.

Commissioner Harmon asked if it would be on a concrete slab.

Mr. Balkin said that it will be on blocks. He said that it will be 10' x 14'. He said that he intends for the shed to be permanent.

Commissioner Harmon asked if there is going to be gaps at the bottom that rodents or other animals can get into.

Mr. Balkin said that it will be a solid structure.

The meeting was opened to the public.

The meeting was closed to the public.

There being nothing further Commissioner Harmon made a motion to grant the request to erect a 10' x 14' storage shed to be cream in color and to be situated on blocks. Seconded by Commissioner Gill.

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

APPROVED

2. Kenan Center. 433 Locust Street. Request for site plan review to demolish the existing arena and erect a 64,200 square foot arena situated in an RA Zone.

Mr. Randy Bebout from Bohler Engineering was present.

Mr. Bebout stated that they presented this project at the March meeting and the Board had some questions. He said that they have submitted a letter to Jason Dool addressing the Boards questions.

Mr. Bebout said that he won't go through the letter if the Board has seen and gone through it. He said that they are doing this project under the old Zoning Code but they have added some elements of the new Code. He said that they are adding in some additional landscape islands to break up the parking lot. He said that he has been working with the City Engineer who referred the storm water prevention plan to Nussbaumer and Clark.

Mr. Bebout said that there have been some comments from that which they do not take any exception with. He said they were also coordinating regarding the water and sewer utilities and they are waiting on the final results. He said that on the surface it is his understanding that there are no significant concerns from them.

Mr. Bebout said that they will submit a final storm water prevention plan. He said that he assumes that will get reviewed by the City Engineer or the consultant and then get filed with the NYS DEC. He said that it will be compliant with the NYS DEC 2025 permit requirements.

Commissioner Tracy said that he is going to run through the handful of questions that the Board had last meeting. He said that they asked about the height of the building

compared to the new building. He said that there will be a slight 2' difference. He said that the biggest difference is the main gable for the entrance is higher.

Commissioner Tracy said that they asked about the size of the art panels. He said that they will be 12' x 18' to break up the sides of the building instead of putting windows in.

Commissioner Tracy stated that they asked about noise or potential noise from the pickle ball courts. He said that they did a comparison from the traffic that goes by on Beattie Avenue and they do not anticipate a negative impact.

Commissioner Tracy stated that the parking on Beattie Avenue was sent to the Traffic Advisory Committee to address.

Commissioner Tracy said that they feel the parking on Beattie will change anyways because the fields are going to move, instead of being right next to Beattie Ave they will be on the other side of the building, on the west side.

Commissioner Tracy said that as it was addressed earlier, the utilities and such are being sorted out with the City Engineer.

The meeting was opened to the public.

Ms. Diane Oates, 260 Beattie Avenue, asked if the sewer and storm sewer were in the same pipe or separated.

Mr. Bebout said that they believe it is a combine system.

Ms. Oates said that it rained on Wednesday and there was a lot of overflow. She said that is her concern.

Commissioner Bragg asked if the retention pond is larger than what is there or the same size.

Mr. Bebout said that it will be larger. He said that it will have an outlet control structure which it does not have today.

Commissioner Bragg said that system will be elevated so that the ground has an opportunity to recover to a point.

Mr. Bebout said correct, the water has to be released at a rate that is equal or less than the new standards.

The meeting was closed to the public.

Commissioner Roth made a motion to waive the reading of the SEQR. Seconded by Commissioner Harmon.

Commissioner Gill-yes

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

READING WAIVED

Commissioner Roth made a motion to declare a negative declaration for the SEQR.
Seconded by Commissioner Harmon.

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

NEGATIVE DECLARATION DECLARD

Deputy Corporation Counsel asked if the Board approves the site plan, they do it conditionally on the following three points:

1. Receipt by the City of a DEC notice of intent acknowledgement letter
2. A SWPPP report be provided to the City Officials for review.
3. The site plan be approved by the City Engineer.

Commissioner Roth made a motion to approve the site plan conditional on the requests stated by Deputy Corporation Counsel.

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

STIE PLAN APPROVED W/ CONDITIONS

3. Chase Common. 327 High Street. Request to expand the existing blacktop parking area situated in an R-1 Zone.

Mr. Nick Massaro was present from Chase Common.

Mr. Massaro stated that he is looking to expand the impervious area on their property by 16 striped spots. He said that they have 43 spots now. He said that they will have 51 total market rate apartment units. He said that they would like to add 16 spots to bring them to 59 parking spots. He said that it will be one for each tenant plus 8 for guests and staff.

Mr. Massaro said that the site plan shows the majority of the new parking spots to be located west of the Keep house. He said that there will be 10 spots there 9' in width. He said that they are going to re-stripe the existing parking area on the Washburn Street, which is also on the west side but more west of the Keep house. He said that is where the majority of their apartment units are. He said that they are going to bring the parking spot width there from 10' to 9' that will yield them an additional 3 spots.

Mr. Massaro said that three additional spots are located on the lower left of the site plan.

Commissioner Bragg asked if the 13 new spots are by the Keep house.

Mr. Massaro said they are along Washburn Street, west of the house and the new cottage.

Commissioner Tracy asked if the spots are numbered so the tenants each have a spot or is it a free for all.

Mr. Massaro said that it is a free for all, they are not allocated.

Commissioner Bragg asked if they are going to install landscaping in front of the new parking.

Mr. Massaro said yes, on the revised plan the architect calls out vegetation to screen the parking from Washburn Street.

Commissioner Bragg asked what specific vegetation they plan on installing, bushes or a berm or a combination.

Mr. Massaro said that there wasn't a specific schedule. He said that he spoke at the ZBA meeting about something sufficient in height to provide a nice natural buffer, maybe some blue spruce or arborvitaes. He said they would be planted at 4' or 5'.

Commissioner Harmon asked if the plan on putting drainage anywhere in the new lot.

Mr. Massaro said not that he is aware of.

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 expand the blacktop parking area. Seconded by Commissioner Harmon.

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

APPROVED

Commissioner Harmon made a motion to approve the minutes from the March 3, 2025 meeting. Seconded Commissioner Pietrzykowski. 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 MAY 5, 2025. IF YOU CANNOT ATTEND, PLEASE CONTACT MEGAN AT 439-6754 OR mbrewer@lockportny.gov.