



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

July 28, 2025

Megan Brewer

REGULAR MEETING

Please be advised that there will be two (2) items on the agenda for the August 4, 2025 Planning Board meeting at 5:00 p.m.

1. Cutting Wind, LLC. 1080. Request for site plan approval to utilize the site for receiving and processing end of life wind turbine blades to be recycled situated in a General Industrial Zone.
2. Jacelyn Singleton. 424 High Street. Request for a special permit for a home based beauty studio situated in a Low Density Residential Zone.

***IF YOU CANNOT ATTEND THIS MEETING, PLEASE CONTACT MEGAN AT 439-6754 or mbrewer@lockportny.gov ***

APPLICATION: APPROVED _____ DISAPPROVED _____

**CITY OF LOCKPORT
PLANNING BOARD APPLICATION**

DESCRIPTION OF PROPOSED REQUEST:

NAME OF PROPERTY: 1080 Hinman Ave PHONE: _____
NAME OF APPLICANT: Cutting Wind LLC PHONE: 716-344-4642
EMAIL ADDRESS: rob@cuttingwind.com
ADDRESS OR LOCATION OF PROPOSAL: 1180 Hinman Ave
SIZE OF PARCEL OR STRUCTURE: 4 acres
EXISTING ZONING: I-3

PLEASE CHECK WHICH OF THE FOLLOWING IS BEING APPLIED FOR:

Site Plan Review _____ Special Use Permit _____ Home Occupation _____
Alteration to existing building _____ Rezoning _____ Other _____

PROPOSED REQUEST

Requesting to use the site for receiving and processing end of life wind turbine blades to be recycled

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.

SEORA:

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:

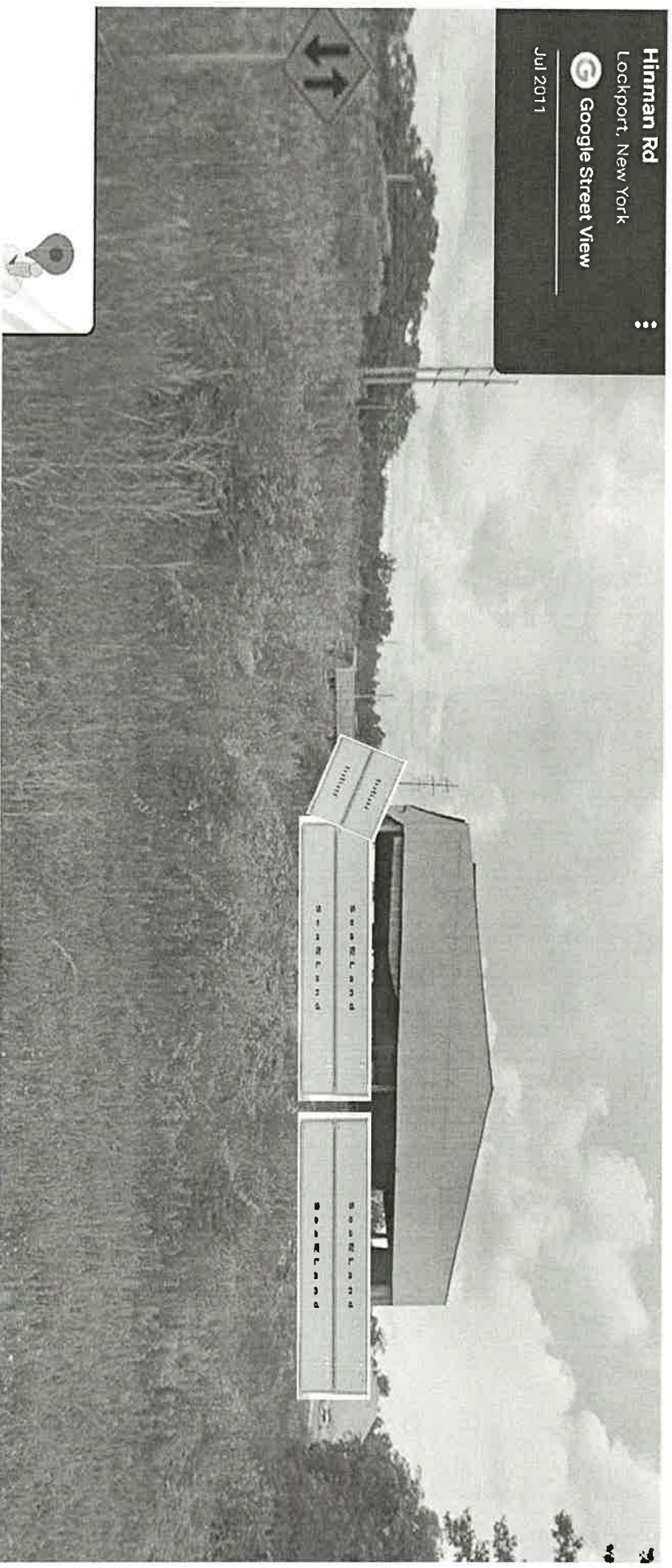
Site Plan review- \$25
Special Use Permit- \$100 application, \$50 yearly renewal
Home Occupation- \$100 application, \$50 yearly renewal
Alteration to existing building- \$25
Rezoning- \$100 or \$50 per half acre (whichever is greater)
Subdivision request- \$200

1080 Hinman Site Plan Overview



Google Maps Street View

Purposed Land Sea containers to fill side of building parallel to Hinman Ave and perpendicular to Hinman Ave visible when looking up the driveway



Current View from 7/8/25 with natural vegetation also a
barrier from street view

Purposed
parallel





Planned on site truck loop, no
interference with trucks
making turns on public road



Material to be
processed storage



Mobile Shredder
position with
discharge conveyor
inside building



Shredded product
stored under roof and
contained by shipping
container walls

Contact

www.cuttingwind.com

Rob Piscatelli

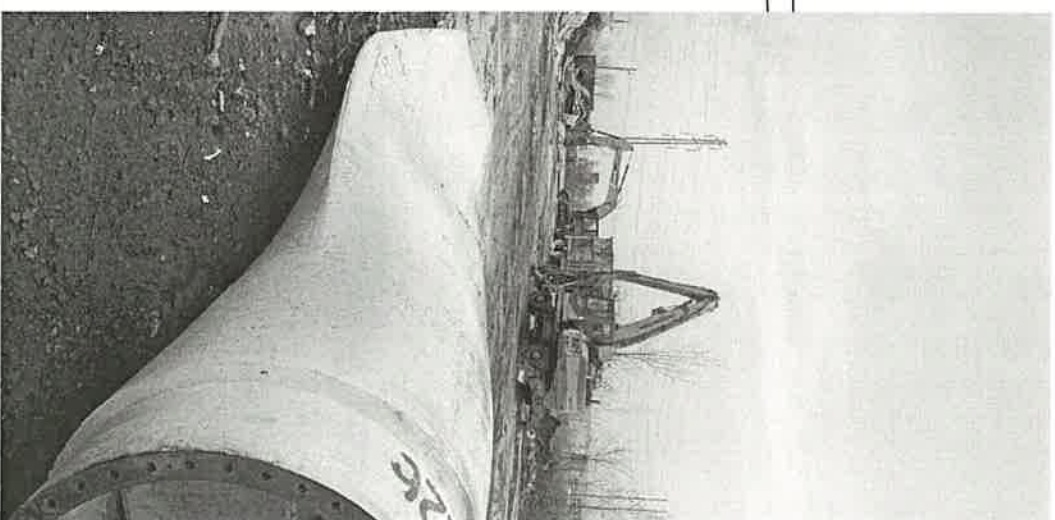
Cell: 716-344-4642

rob@cuttingwind.com

Nick Bell

Cell: 716-864-8138

nick@cuttingwind.com





COMPLETE WIND TURBINE BLADE RECYCLING SOLUTION

SITE PLAN 1080 HINMAN AVE



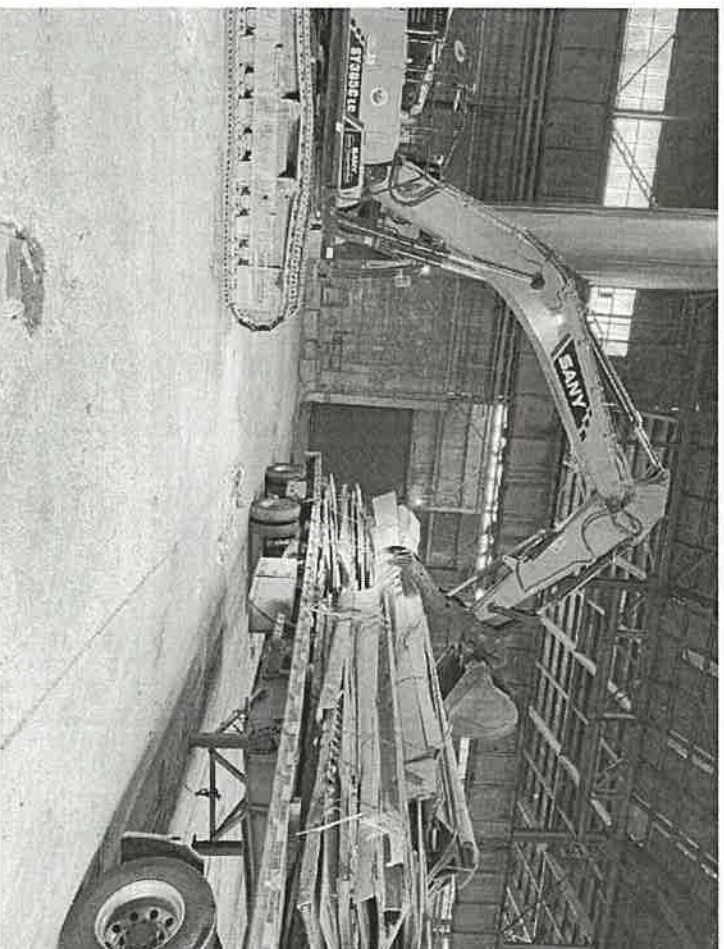
Operation Information

Equipment on site:	Operating Hours:	DEC Permitting
<ul style="list-style-type: none">• 1: Track mounted shredding unit• 1: Excavator with grapple• 1: Mini-Excavator with saw• 1: Wheel Loader	<ul style="list-style-type: none">• M-F• Truck Receiving: 7-4• Shredding/ Processing: 8-3	<ul style="list-style-type: none">• Solid Waste exempt project by project with signed control documents with Region 9 office.
Noise from Equipment/ Operation	Material on Site	
<ul style="list-style-type: none">• Less than 85 dBA per hour; time weighted average workers exposed to	<ul style="list-style-type: none">• Unprocessed material stacked until ready to process maximum 60 days• Process material stored on site less than 30 days• Processed material to ship daily to ReWorld or Modern Landfill under NYS DEC Beneficial Use Designation #M24-3860	<ul style="list-style-type: none">• Air permit exempt under 6 NYCRR Part 201-3.2(d)(4)• Top tier dust suppression and emission controls used at all touch points of the operation

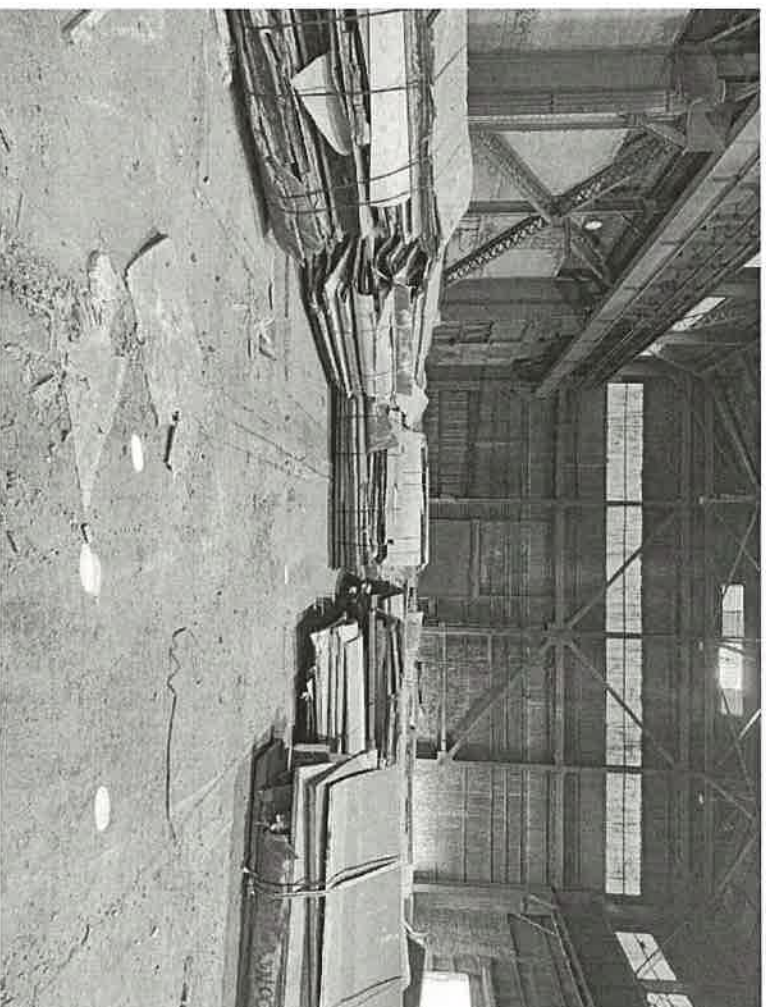
Process Overview



1) Material arrives on flatbed trailers



2) Bundles of Material in Staging Area



3) Material Saw Cut- if needed (approx. 15% for this site)
Water directly applied for dust suppression



4) Material put through shredder Water directly applied for dust suppression



5) Material in Bunker loaded out to ReWorld Water directly applied for dust suppression



APPLICATION: APPROVED _____ DISAPPROVED _____

**CITY OF LOCKPORT
PLANNING BOARD APPLICATION**

DESCRIPTION OF PROPOSED REQUEST:

NAME OF PROPERTY: _____ PHONE: _____

NAME OF APPLICANT: Jacelyn Singleton PHONE: 716-990-3054

EMAIL ADDRESS: jacelynsingleton@gmail.com

ADDRESS OR LOCATION OF PROPOSAL: 424 High Street Lockport, NY 14094

SIZE OF PARCEL OR STRUCTURE: _____

EXISTING ZONING: Residential

PLEASE CHECK WHICH OF THE FOLLOWING IS BEING APPLIED FOR:

Site Plan Review _____ Special Use Permit X Home Occupation X

Alteration to existing building _____ Rezoning _____ Other _____

PROPOSED REQUEST I'm requesting a special permit to set up a room in my home for my permanent makeup business. Celestial Beauty Bar Permanent Makeup is a home-based studio located at 424 High Street, Floor 1, offering professional services like microblading, ombré brows, and lip blush. Owned by Jacelyn Singleton, the business operates Monday through Thursday from 9:30 AM to 6:30 PM in a clean, private space dedicated to client care. The studio will follow all licensing and health regulations, providing a safe and personalized experience. Services include consultations, procedures, and follow-up touch-ups. Marketing will focus on social media and online booking, with a goal to enhance natural beauty and boost client confidence through expert care in a comfortable home setting.

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JaCelyn Singleton

APPLICANT'S SIGNATURE

JaCelyn Singleton

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