

LOCKPORT PLANNING AND ZONING BOARD
LOCKPORT, NEW YORK
OCTOBER 6, 2025

PRESENT: JEFF TRACY, CHAIRMAN, ROBERT BRAGG, DON GILL, ASHLEY PIETRZYKOWSKI, TRACY FARRELL, LARRY BOUCHARD, MARSHALL ROTH, DAN WOJEWODA, BUILDING INSPECTOR, ANTHONY SIRIANNI, 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. Jon George. 999 Niagara Street. Request to subdivide a two acre parcel from the 23 acres situated in an Open Space Zone.

Mr. George stated that he would like to subdivide two acres of land from his 23 acres to build a house on. He said that because of the new zoning changes he needs to come before the board when he already has a house there.

Commissioner Bouchard asked if he was building a home on the property or selling the land for someone else to build.

Mr. George stated that he is selling the land to one of his best friends that wants to build a house on the land.

Deputy Corporation Counsel Sirianni said that the land is zoned Open Space. He said that building a house on the property will require a use variance. He asked if he has applied for one yet.

Mr. George said not yet.

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 subdivide a two acre parcel from the 23 acres. Seconded by Commissioner Gill.

Commissioner Gill-yes
Commissioner Bragg-yes
Commissioner Pietrzykowski- yes
Commission Bouchard-yes

Commissioner Tracy-yes
Commissioner Farrell-yes
Commissioner Roth-yes

APPROVED

Commissioner Roth made a motion to approve the minutes from the September 1, 2025 meeting. Seconded Commissioner Pietrzykowski. Ayes-7 Noes-0.

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

THE NEXT REGULARLY SCHEDULED MEETING WILL BE NOVEMBER 3, 2025. IF YOU CANNOT ATTEND, PLEASE CONTACT MEGAN AT 439-6754 OR mbrewer@lockportny.gov.