

LOCKPORT PLANNING AND ZONING BOARD
LOCKPORT, NEW YORK
DECEMBER 1, 2025

PRESENT: JEFF TRACY, CHAIRMAN, ROBERT BRAGG, ASHLEY PIETRZYKOWSKI, TRACY FARRELL, MARSHALL ROTH, JOHN TAYLOR, DAVID BLACKLEY, CORPORATION COUNSEL.

EXCUSED: LARRY BOUCHARD

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. Catherine Jones. 108 Hi Point Drive. Request for a Special Use Permit for a home occupation to utilize a portion of the home for a massage office situated in a Low Density Residential Zone.

Ms. Jones stated that she currently practices in a chiropractic office. She said that she does medical massages. She said that she has three kids and wants to be able to utilize her time at home. She said that they have a sunroom on the back of the house they want to use as her office. She said that she had Jason Dool at the house to take a look at what they would have to do to make the space ADA compliant. She said that they are going to put in a 6' x 5' restroom. She said that they don't have to make many structural changes.

Ms. Jones said that she plans on seeing about 20 patients a week, 4 days a week. She said that she had a contractor to her house that is familiar with ADA work.

Commissioner Bragg asked if she is going to have any employees.

Ms. Jones said that she will be the only employee.

Commissioner Tracy asked if Ms. Jones is NYS certified.

Ms. Jones said yes.

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 for a Special Use Permit for a Home Occupation to utilize a portion of the home for a

massage office situated in a Low Density Residential Zone. Seconded by Commissioner Bragg.

Commissioner Bragg-yes
Commissioner Pietrzykowski- yes
Commission Taylor-yes
Commissioner Farrell-yes
Commissioner Roth-yes
Commissioner Tracy-yes

APPROVED

2. City of Lockport. Local Law Amendment to the Zoning Code.

Megan Brewer asked Corporation Counsel Blackley if he would like to explain the changes.

Corporation Counsel Blackley declined and requested that Ms. Brewer explain.

Megan Brewer explained to the Planning Board that after the new Zoning Ordinance was adopted, a few deficiencies were found. She explained that the requested amendment will correct what should have been placed in the ordinance.

Commissioner Tracy asked if the parcels being rezoned are all below the escarpment.

Ms. Brewer said yes.

The meeting was opened to the public.

The meeting was closed to the public.

There being nothing further Commissioner Bragg made a motion to recommend the amendment of the Zoning Code to the Common Council. Seconded by Commissioner Roth.

Commissioner Bragg-yes
Commissioner Pietrzykowski- yes
Commission Taylor-yes
Commissioner Farrell-yes
Commissioner Roth-yes
Commissioner Tracy-yes

RECOMMENDED TO COUNCIL

Commissioner Roth made a motion to approve the minutes from the November 3, 2025 meeting. Seconded Commissioner Bragg. Ayes-6 Noes-0.

Commissioner Farrell made a motion to adjourn the meeting. Seconded by Commissioner Pietrzykowski. Ayes-6 Noes-0

THE NEXT REGULARLY SCHEDULED MEETING WILL BE JANUARY 5, 2025. IF YOU CANNOT ATTEND, PLEASE CONTACT MEGAN AT 439-6754 OR mbrewer@lockportny.gov.