



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

January 23, 2026

Megan Brewer

REGULAR MEETING

Please be advised that there is one (1) item on the agenda for the regularly scheduled Planning Board meeting, Monday, February 2, 2026 at 5:00 P.M.

1. Brian Sock. 81 Hillcrest Drive. Request for a Special Use Permit to harbor 6 hens and a coop situated in a Low Density Residential Zone.

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



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NOTICE OF PUBLIC HEARING

Case No. 0003

January 20, 2026

«AddressBlock»

Dear Sir or Madam:

A request for a Special Use Permit has been submitted by Brian Soock, Case No. 0003, regarding property located at 81 Hillcrest Drive, Lockport, New York, 14094, to the Building Inspection Department.

The request is for a Special Use Permit to keep and maintain six (6) hens and coop located at 81 Hillcrest Drive, Lockport, New York, situated in a Low Density Residential Zone.

This request will be presented to the Lockport Planning Board on Monday, February 2, 2026 at 5:00 P.M. at which time you may appear, if you so desire, either in person or by agent or attorney.

Lockport Planning Board

Megan Brewer
Secretary

APPLICATION: APPROVED _____ DISAPPROVED _____

**CITY OF LOCKPORT
PLANNING BOARD APPLICATION**

DESCRIPTION OF PROPOSED REQUEST:

NAME OF PROPERTY: _____ PHONE: _____

NAME OF APPLICANT: Brian Soock PHONE: ~~764-2-3073~~

EMAIL ADDRESS: ~~bsoock@soock.com~~ _____

ADDRESS OR LOCATION OF PROPOSAL: 91 Hillcrest Dr. Lockport

SIZE OF PARCEL OR STRUCTURE: chicken coop

EXISTING ZONING: residential

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

need a permit to have chickens, the chicken coop is located by an "X" on survey. coop is next to wooded area behind house

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.

SEQRA:

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

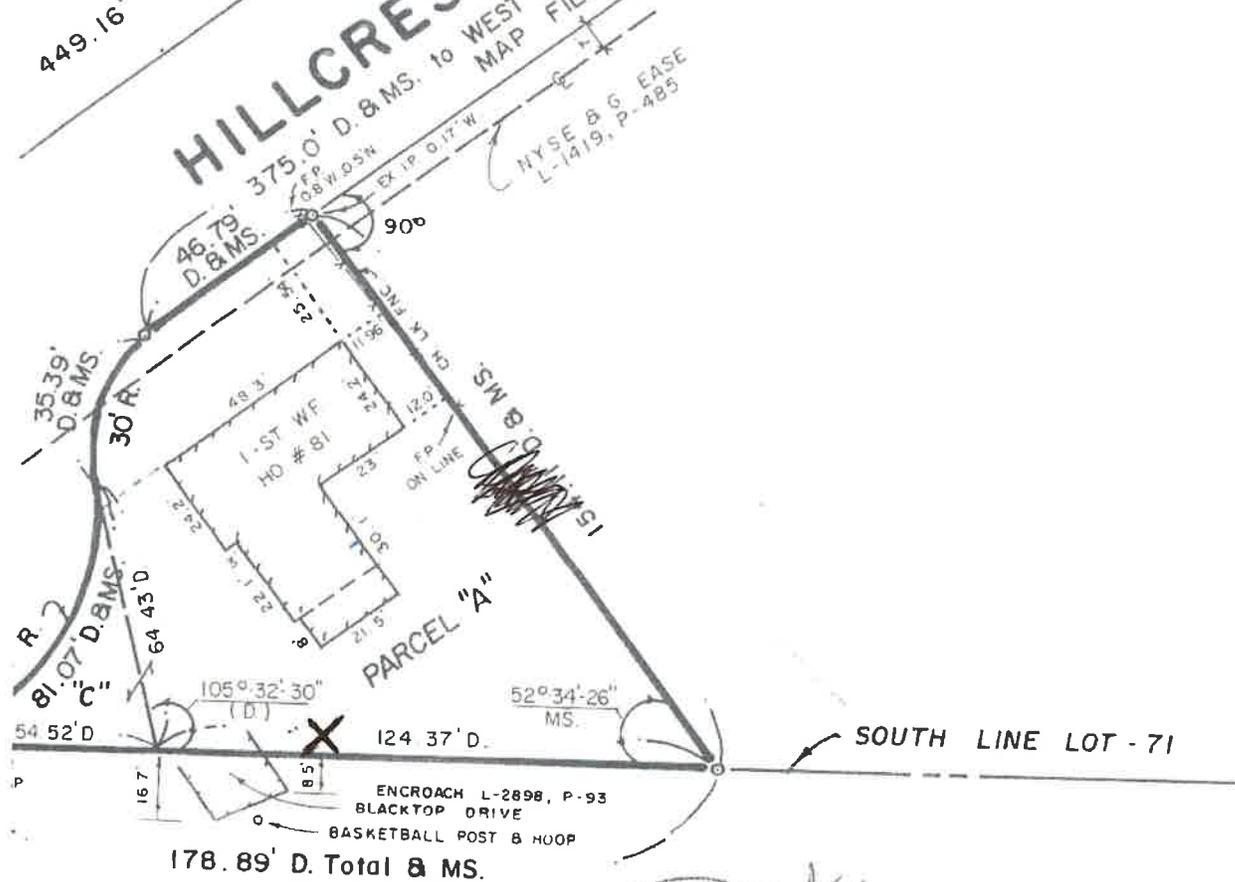
Home Occupation- \$100 application, \$50 yearly renewal

Alteration to existing building- \$25

Rezoning- \$100 or \$50 per half acre (whichever is greater)

Subdivision request- \$200

449.16' D. & MS. to WEST LINE HIGHLAND DRIVE
 HILLCREST DRIVE (L-1552, P-1188)
 375.0' D. & MS. to WEST LINE HIGHLAND DRIVE AS SHOWN ON
 MAP FILED IN MFMB 40, P-3938
 EXTENS.



STATE OF NEW YORK
 JOHN P. HINTON
 LICENSE NO. 048155
 LICENSED LAND SURVEYOR

SURVEY OF PART OF			
LOT 71	SEC. -	TWP. 14	RNG. 7
CITY: LOCKPORT			
COUNTY: NIAGARA			
STATE: NEW YORK			
JOB NO.: LC-99-753			
DATE: 12-7-1999		SCALE: 1" = 40'	
REVISED: 12-15-1999			

JPH
 LAND SURVEYORS
 347 EAST AVENUE
 LOCKPORT, NEW YORK 14094
 (716) 433-8033 FAX. 433-2237
 John P. Hinton
 N.Y.S. LIC. NO. 048155

LEGEND
 ⊙ - I.P. FOUND ● - I.P. SET ⊠ - MON. MONUMENT
 D. - DEED, MS. - MEASURED, CALC. - CALCULATED, MP - MAP
 AC - ACRE, CL - CENTERLINE, ENC - ENCROACHMENT

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UPDATED ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY ANY EXAMINATION OF SUCH.

ALTERING ANY ITEM ON THIS MAP IS IN VIOLATION OF THE LAW, EXCEPT AS PROVIDED IN SECTION 7209, PART 2, OF THE NEW YORK EDUCATION LAW

MAP REFERENCE: