

**LOCKPORT PLANNING AND ZONING BOARD**  
**LOCKPORT, NEW YORK**  
**FEBRUARY 2, 2026**

**PRESENT:** JEFF TRACY, CHAIRMAN, ROBERT BRAGG, ASHLEY PIETRZYKOWSKI, MARSHALL ROTH, JOHN TAYLOR, LARRY BOUCHARD, DAMON DECASTRO, DEPUTY CORPORATION COUNSEL.

**EXCUSED:** TRACY FARRELL

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

Mr. Soock was present with Skyler Hawthorne.

Mr. Soock said that Ms. Hawthorne takes care of the chickens.

Ms. Hawthorne showed the Board pictures of the coop and chickens and presented a letter to the Board from the neighbors in favor of the request.

Ms. Hawthorne said that they repurposed a shed for the coop and upgraded it so that no predator can get in. She said that the food storage container is kept in the garage as well as the bedding. She said that the coop is cleaned once or twice a week. She said they do not let the chickens outside, they are not free range.

Commissioner Tracy asked if the pen is covered.

Ms. Hawthorne said yes, they reinforced it for the winter.

Commissioner Bragg said that on the survey presented with the application, there is an X indicating where the coop and pen are. He said that by the Code, they have to be located a minimum of 5' from the property. He asked if it is currently located 5' from the property line.

Ms. Hawthorne said yes.

Commissioner Tracy read aloud the letter presented to Board from the neighbors in favor of the request.

Ms. Hawthorne said that Dave Carlson lives across the street and Kathy Carlson lives two doors down.

Commissioner Roth asked if the chickens were already in place.

Ms. Hawthorne said yes.

Mr. Soock said that they didn't know they needed a permit.

The meeting was opened to the public.

The meeting was closed to the public.

There being nothing further Commissioner Taylor made a motion to approve the request for a Special Use Permit to harbor six hens and coop. Seconded by Commissioner Bouchard.

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

**SPECIAL USE PERMIT GRANTED**

Commissioner Taylor made a motion to approve the minutes from the December 1, 2025 meeting. Seconded Commissioner Bouchard. Ayes-6 Noes-0.

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

**THE NEXT REGULARLY SCHEDULED MEETING WILL BE MARCH 2, 2026.  
IF YOU CANNOT ATTEND, PLEASE CONTACT MEGAN AT 439-6754 OR  
[mbrewer@lockportny.gov](mailto:mbrewer@lockportny.gov).**