

**CITY OF LOCKPORT**  
**COMMON COUNCIL PROCEEDINGS**

Lockport Municipal Building

Regular Meeting  
Official Record

March 11<sup>th</sup>, 2026  
6:00 P.M.

Mayor John Lombardi III called the meeting to order.

**ROLL CALL**

The following Common Council members answered the roll call:  
Alderman Craig, Wyche, O'Malley, Fogle and Kirchberger  
Absent: Jon Wiley

**INVOCATION – Pastor Steve O'Mara**

**ANNOUNCEMENTS**

**RECESS**

Recess for public input.

**031126.1**

**APPROVAL OF MINUTES**

On motion of Alderman Craig, seconded by Alderman Kirchberger, the minutes of the Regular Meeting of February 25th, 2026 are hereby approved as printed in the Journal of Proceedings. Ayes 5.

**PUBLIC HEARING**

The Mayor announced a public hearing to consider citizen comments regarding A Local Law Enacting a Temporary Moratorium on Multiple-Family Uses Greater than 25 Units in the MU and MLI Districts in the City of Lockport.

The Mayor asked the City Clerk if any petitions or communications relative to the proposed Local Law # 1 of 2026 have been received.

3/11/2026 Rachel Sosebee, 74 Akron shared a letter of opposition to this proposed resolution.

Recess for public input.

The Mayor closed the public hearing.

**FROM THE MAYOR**

**Appointments:**

2/26/2026 Adam J. Wagner is hereby appointed to Public Works Mechanic for the City of Lockport Highways and Parks Department effective February 18<sup>th</sup>, 2026. Said appointment is permanent and subject to the City of Lockport Municipal Civil Service Rules and Regulations.

3/5/2026 Mark J. Haenle is hereby appointed to Public Works Supervisor for the City of Lockport Highway and Parks Department effective 1/23/2026. Said appointment is permanent and subject to the City of Lockport Municipal Civil Service Rules and Regulations.

**FROM THE CITY CLERK**

The Clerk submitted payrolls, bills for services and expenses, and reported that the Department Heads submitted reports of labor performed in their departments.

Reviewed by the Finance Committee.

**031126.2**

By Alderman Craig:

**Resolved** that the Mayor and City Clerk be authorized to issue orders in favor of the claimants for payrolls, bills and services to be paid on March 12<sup>th</sup>, 2026

Seconded by Alderman Wyche and adopted. Ayes 5.

**031126.3**

By Alderman Wyche:

**Resolved** that the Mayor and Common Council do hereby extend congratulations and appreciation to the following City employees for their years of dedicated service to the City of Lockport:

<u>Employee</u>	<u>Years of Service</u>	<u>Title</u>
Luca Quagliano	25	Fire Chief
Alex Callara	5	Municipal Worker
Nathan Daigler	5	Firefighter
Tyler Harrington	5	Firefighter
John Roessler	5	Firefighter
Justin Desabrais	5	Firefighter

Seconded by Alderman O'Malley and adopted. Ayes 5.

**031126.4**

By Alderman O'Malley:

**Local Law No.1 of the year 2026**  
**A Local Law Enacting a Temporary Moratorium on Multiple-Family Uses greater than Twenty-Five Units in the MU and MLI Districts**  
**Be it enacted by the City Counsel of the City of Lockport as follows:**

## **Section 1: Short Title**

This local law shall be cited as Local Law No. 1 of 2026 of the City of Lockport and is entitled "A Local Law Enacting a Temporary Moratorium on Certain Multi-Family Developments."

## **Section 2: Legislative Findings**

The City of Lockport has recently significantly updated its Comprehensive Plan and Zoning Code. It is inevitable that implementation of these significant changes would reveal potential gaps in the Code and considerations not fully evaluated in the Comprehensive Plan and resulting Code. One such situation that has arisen is the allowance of significant numbers of multi-family dwellings in the MU and MLI districts. The greater density caused by more than twenty-five such units within existing and new structures presents potential impacts on community services and other aspects of the environment that may not have been fully considered in adopting the current Plan and Code. Allowing a large number of dwelling units in multiuse buildings, particularly in high-density areas, has profound, often contradictory, environmental and community impacts. For example, while high-density development can be more sustainable than suburban sprawl, it creates significant strain on local infrastructure if not managed properly. Higher density allows for more housing on less land, which can reduce urban sprawl and conserve surrounding natural ecosystems, but conversely, high-density, large-scale, and, when poorly planned, multiuse structures can contribute to the "urban heat island" effect and increase stormwater runoff due to impervious surfaces. A massive increase in residents can overwhelm local services, including sanitation, fire, police, and healthcare, leading to longer wait times and reduced quality of service. The concentration of people can strain aging, existing water, sewer, and electrical systems, requiring significant upgrades. While reducing overall car reliance, intense, high-density development can cause immediate, localized traffic jams and overcrowding of public transit networks.

To address these concerns, the City Council believes that the City Comprehensive Plan and Zoning Ordinance should be evaluated as they pertain to multi-family dwellings within the MU and MLI Districts to ensure they are responsibly developed, and placed and sited in harmony with surrounding uses and in appropriate areas of the City to protect and promote the public health, welfare and safety. A moratorium is necessary to temporarily prohibit the establishment of multi-family dwellings over twenty-five units in the MU and MLI Districts to preserve the status quo while affording the City Council sufficient time to evaluate and to amend the City Zoning Code, if appropriate.

## **Section 3: Authority**

This moratorium is enacted by the City Council of the City of Lockport pursuant to its authority to adopt local laws under Article IX of the New York State Constitution and Municipal Home Rule Law Section 10.

## **Section 4: Moratorium**

For a period of six (6) months from the effective date of this Local Law, there is hereby enacted a moratorium on the granting of approvals by the City of Lockport for the establishment, location, and operation of multiple family dwellings (as defined in § 190-51.1 of the Zoning Code). with a capacity of more than twenty-five (25) units, in the Mixed Light Industrial and all

Mixed Use districts (as defined in Article 21 of the Zoning Code), including but not limited to applications for rezoning, special use permits, site plans, variances, and building permits. Applications may be received and processed, including the holding of public hearings, but no approvals may be granted during the term of this moratorium.

### **Section 5: Variances**

The City Council shall have the power, after a public hearing, to vary or modify the application of any provision of this Local Law upon its determination that strict application of this Local Law would impose practical difficulties or extraordinary hardships upon an applicant and that the variance granted would not adversely affect the health, safety or welfare of the citizens of the City or significantly conflict with the general purpose and intent of this Local Law. Any request for a variance shall be in writing and filed with the City Clerk. All such applications shall promptly be referred to the City Clerk, which shall conduct a Public Hearing on the application on not less than five (5) days public notice and shall make its decision within thirty (30) days after the close of the Public Hearing.

### **Section 6: Severability**

The invalidity of any word, section, clause, paragraph, sentence, part or provision of this Local Law shall not affect the validity of any other part of this Local Law which can be given effect without such invalid part or parts.

### **Section 7: Repeal Of Other Laws**

All local laws in conflict with provisions of this Local Law are hereby superseded and suspended for the duration of this moratorium and for any additional period that this Local Law is extended. This Local Law also supersedes, amends and takes precedence over any inconsistent provisions of New York State General City Law, the City's Municipal Home Rule powers, pursuant to Municipal Home Rule Law Sections 10 and 22. The General City Law provisions intended to be superseded include all of the Articles 3 and 5-a of the General City Law, and any other provision of law that the City may supersede pursuant to the Municipal Home Rule Law and the Constitution of the State of New York. The courts are directed to take notice of this legislative intent and to apply such intent in the event the City has failed to specify any provisions of law that may require supersession. The City Council hereby declares that it would have enacted this local law and superseded such inconsistent provision had it been apparent.

### **Section 8: Effective Date**

This Local Law shall take effect immediately, as provided by law, upon filing with the New York State Secretary of State.

***Motion made by Alderman Craig to table resolution 031126.4. Seconded by Alderman Fogle. A roll call vote was taken which resulted as follows:***

<b><i>Alderman Craig</i></b>	<b><i>Aye</i></b>	
<b><i>Alderman Wyche</i></b>	<b><i>Aye</i></b>	
<b><i>Alderman O'Malley</i></b>		<b><i>No</i></b>
<b><i>Alderman Fogle</i></b>	<b><i>Aye</i></b>	
<b><i>Alderman Kirchberger</i></b>		<b><i>Aye. Motion carried.</i></b>

### **031126.5**

By Alderman Craig:

**Resolution for Engaging Professional Services to Prepare Local Waterfront Revitalization Program**

**Whereas**, the City of Lockport (City) has received a grant (Contract No. C1002291) from the New York State Department of State (DOS) for \$85,000 with \$15,000 required local match to prepare a Local Waterfront Revitalization Program (LWRP); and

**Whereas**, the City issued a Request for Qualifications (RFQ) on January 2, 2026 for consultants to assist the City with preparation of the LWRP; and

**Whereas**, the City received a qualifications statement from LaBella in advance of the January 30th, 2026, 4:00 pm deadline; and

**Whereas**, LaBella's qualifications were reviewed by a team of City representatives and LaBella was deemed well qualified to prepare the City LWRP; now, therefore be it

**Resolved** that the Mayor be authorized to execute an agreement with LaBella, 300 Pearl Street, Suite 130, Buffalo, New York 14202 for professional services to prepare the City LWRP for a fee not-to-exceed \$100,000.

Seconded by Alderman Kirchberger and adopted. Ayes 5.

**031126.6 Withdrawn**

**031126.7**

By Alderman Kirchberger:

**Resolved** that pursuant to their request, the VFW Post 2535 organizers for a Leprechaun 5K run and Leprechaun-in-training 1.5-mile walk are hereby granted permission to conduct the run and walk on Saturday, March 21st, 2026 starting at 9:00 am. Said permission is subject to the VFW filing a certificate of insurance with the City Clerk naming the City of Lockport as additional insured, and subject to approval of the race route by the Police Chief, and be it further

**Resolved** that the Director of Highways, Parks and Water Distribution is hereby authorized and directed to arrange for delivery of barricades to said area prior to the event.

Seconded by Alderman Wyche and adopted. Ayes 5.

**031126.8**

By Alderman Kirchberger:

**Resolution Establishing one (1) Public Works Supervisor (water) Position and Abolishing one (1) Senior Water Maintenance Worker Position**

**Whereas**, the Common Council has been advised of operational and staffing challenges within the Water Distribution Division of the Department of Public Works, including increased overtime, supervisory workload, and employee burnout; and

**Whereas**, the Director of Streets and Parks has evaluated the staffing structure within the Water Distribution Division and recommended a restructuring of positions to improve operational efficiency and supervisory coverage; and

**Whereas**, the proposed restructuring would establish one (1) Public Works Supervisor (Water) position and abolish one (1) Senior Water Maintenance Worker position within the Water Distribution Division; and

**Whereas**, this restructuring results in no net change to the total number of full-time equivalent positions within the division (FX.8340 – Water Distribution); and

**Now therefore be it resolved**, by the Common Council of the City of Lockport as follows:

1. The position of Public Works Supervisor (Water) is hereby established within the Water Distribution Department (FX.8340).
2. The position of Senior Water Maintenance Worker within the Water Distribution Department (FX.8340) is hereby abolished.
3. The Director of Finance is hereby authorized and directed to make any necessary budget amendments to reflect the financial impact of this restructuring.
4. This resolution shall take effect immediately.

Seconded by Alderman Wyche and adopted. Ayes 5.

### **031126.9**

By Alderman Fogle:

**Whereas**, the Locks Heritage District Corporation (LHDC) successfully applied for a grant from the New York State Canal Corporation through the Erie Canal National Heritage Corridor Commission to fund the design and installation of a tactile map on Canal Street overlooking the historic Erie Canal Flight of Five Locks; and

**Whereas**, a tactile map is a specialized, accessible mapping tool designed to convey spatial layout, orientation, and wayfinding information through tactile elements such as raised lines, contrasting textures, and Braille or embossed text. While essential for individuals who are blind or have low vision, tactile maps also enhance navigation and spatial understanding for sighted users, serving as a universal design feature that benefits the broader public; and

**Whereas**, the LHDC has previously installed and maintained interpretive signs on Canal Street and throughout the Locks District and has a demonstrated track record of creating world class interpretive elements and proper maintenance of those elements; now be it

**Resolved**, that the Common Council, on behalf of the City of Lockport, authorizes the LHDC to install a tactile map on Canal Street, pending a review and approval of the final location from the Chief Building Inspector.

Seconded by Alderman O'Malley and adopted. Ayes 5.

### **031126.10**

### **ADJOURNMENT**

At 7:14pm Alderman O'Malley moved the Common Council be adjourned until 6:00pm, Wednesday, March 25<sup>th</sup>, 2026.

Seconded by Alderman Fogle and adopted. Ayes 5.

Emily Stoddard  
City Clerk