

LOCKPORT PLANNING AND ZONING BOARD
LOCKPORT, NEW YORK
MAY 4, 2026

PRESENT: JEFF TRACY, CHAIRMAN, ROBERT BRAGG, TRACY FARRELL, ASHLEY PIETRZYKOWSKI, MARSHALL ROTH, JOHN TAYLOR, LARRY BOUCHARD, JASON DOOL, CHIEF BUILDING INSPECTOR, DAMON DECASTRO, 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. Salvatore Carubba. 87 Center Street. Request to subdivide the existing parcel into three lots situated in a Low Density Residential Zone.

Mr. Carubba stated that he has a contract to purchase 87 Center Street. He said that he would like to divide the lot into three parcels. He said that he would like to construct three small houses.

Commissioner Tracy asked what the time like of construction will be.

Mr. Carubba said that he would like to start two of them by this June and finish them over the winter and start the third in the spring.

Commissioner Tracy asked if he is going to rent the houses or sell them.

Mr. Carubba said that he is selling them. He said that one will be his, one sold to his sister and one to his brother.

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 the parcel into three lots. Seconded by commissioner Pietrzykowski.

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

Commissioner Pietrzykowski-yes

APPROVED

2. Winn Latt Chit & Eaint Thiri Aung. 101 Park Lane Circle. Request for a Special Use Permit to operate a short term rental situated in a Low Density Residential Zone.

Applicants failed to show. The public was informed the applicant will be given one more chance to appear before they have to reapply.

3. David Tetrault. 326 West Avenue. Request for a Special Use Permit to operate a short term rental situated in a Mixed Use Neighborhood Zone.

Mr. Tetrault stated that this building was a bed and breakfast. He said that he has owned ten B & B's for 23 years in Niagara Falls. He said that he has received awards. He said that the B & B part of this building will be 5 bedroom 5 baths. He said that his has been restoring it by himself the last few years.

Mr. Tetrault said that the downstairs will not have a restaurant in it. He said that he will use it as a living room and recreational room. He said that part of the downstairs will be his private residence. He said that it will be more of congregational living. He said because he will not be living on site, the neighbor will be running the day to day. He said that he will be there two or three days a week.

Commissioner Tracy said that the sales tax identification paperwork that was submitted is for 186 East Avenue. He asked if this was for both properties or if they are separate ID numbers.

Mr. Tetrault said there is a separate one, he was told he has to have separate ones. He said he just hasn't gotten the paperwork.

Commissioner Tracy stated that he has applied, he just hasn't received the certificate 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 for a Special Use Permit to operate a short term rental with the condition that the proper sales tax certificate is obtained. Seconded by Commissioner Bragg.

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

Commissioner Pietrzykowski-yes

SUP APPROVED

4. David Tetrault. 186 East Avenue. Request of a Special Use Permit to operate a short term rental situated in a Mixed Use Neighborhood Zone.

Mr. Tetrault stated that this will be a whole house rental. He said that it is a four bedroom house to be rented to tourist on a short term basis. He said that the house is in beautiful shape and there is plenty of room.

Commissioner Bouchard asked if this was 5 bedrooms.

Mr. Tetrault said it is 4 bedrooms.

Commissioner Bouchard stated that by code they can only have 8 people maximum.

The meeting was opened to the public.

The meeting was closed to the public.

There being nothing further Commissioner Bragg made a motion to approve the request for a Special Use Permit to operate a short term rental with the condition that the appropriate sales tax certificate is obtained. Seconded by Commissioner Roth.

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

SUP APPROVED

5. Jamie Marshall. 77 Outwater Drive. Request for a Special Use Permit to harbor chickens and a coup situated in a Low Density Residential Zone.

Ms. Marshall stated that she plans on having six hens as pets and for eggs. She said that they plan on protecting the coup from predators. She said that the coup will have an enclosed fence around the perimeter. She said they do not plan on having roosters. She said that the coup will be enclosed and nowhere near the neighbors. She said that the coup has to be near her garage not her neighbors. She said that she will have six hens and follow all of the rules.

Commissioner Bouchard asked if the run is going to be enclosed as well.

Ms. Marshall said yes, the coup and the run will be enclosed. She said that she doesn't want them to be killed. She said that they will installed hardware cloth all around it. She said it will all be protected from predators.

The meeting was opened to the public.

Commissioner Farrell asked if Ms. Marshall owns the property.

Ms. Marshall said yes, it is her house. She said that her husband is no on the deed. She said that she bought the house at the end of December.

Mr. Steve Barra, 141 Outwater Drive, stated that he didn't think they needed approval for only having six chickens.

Megan Brewer explained the SUP process and rules.

The meeting was closed to the public.

There being nothing further Commissioner Bragg made a motion to approve the Special Use Permit to harbor six chickens and coup. Seconded by Commissioner Bouchard.

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

SUP APPROVED

Commissioner Roth made a motion to approve the minutes from the April 6, 2026 meeting. Seconded Commissioner Bouchard. 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 JUNE 1, 2026. IF YOU CANNOT ATTEND, PLEASE CONTACT MEGAN AT 439-6754 OR mbrewer@lockportny.gov.