

LOCKPORT PLANNING AND ZONING BOARD
LOCKPORT, NEW YORK
JULY 6, 2026

PRESENT: JEFF TRACY, CHAIRMAN, TRACY FARRELL, MARSHALL ROTH, ROBERT BRAGG, JOHN TAYLOR, LARRY BOUCHARD, DAN WOJEWODA, BUILDING INSPECTOR, DAVID BLACKLEY, CORPORATION COUNSEL.

EXCUSED: ASHLEY PIETRZYKOWSKI

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. Jon George. 55 Lock Street. Request for a Special Use Permit to operate a cannabis/marijuana retail dispensary situated in a Mixed Use Downtown Zone.

Mr. George stated that he is trying to get his license approved. He said that he was told because of the zoning, the City approves dispensaries in Lockport. He said that he is looking to put a dispensary in the old gas station at 55 Lock Street.

Commissioner Tracy asked Mr. George a brief business rundown. He asked what the hours of operation are going to be.

Mr. George said that on the weekdays it will be open 10 am to 8 or 9 p.m. on Friday and Saturday. He said that it would be open noon to 6 pm on Sundays. He said that there will be 5 to 10 employees, not there all at the same time.

Commissioner Tracy asked if Mr. George has any experience operating a business like this.

Mr. George said that he would assume it would be similar to operate a restaurant or bar. He said that he owns the Penalty Box and the seafood shack across the street from this location. He said that no one has a ton of experience with these because they are new to NYS.

Commissioner Roth asked if he has experience with retail.

Mr. George said a ton.

Commissioner Roth asked if there are going to be any changes to the exterior of the building.

Mr. George said that the City is going to be doing a pretty big project over there, getting rid of Lock Street. He said that they are not doing much to the exterior. He said that the building used to be a gas station and he is going to call the business the Grass Station. He said that they are going to keep the gas station look.

Commissioner Taylor asked if they are going to do any exterior painting or surface changes.

Mr. George said surface wise no. He said painting wise they may change the red stripe along the top to green.

Commissioner Bragg asked if they are going to add any exterior lighting.

Mr. George said there is a ton there already.

Commissioner Farrell asked Mr. George to describe some of the security measures that will be put into place.

Mr. George said that NYS is pretty stringent on that. He said that there will be security on site. He said that you will have to be buzzed in and out of the building. He said that there will be an alarm system.

Commissioner Farrell asked if there is going to be any consumption on site.

Mr. George said no.

Commissioner Bragg asked if there is going to be any growing on site.

Mr. George said no.

The meeting was opened to the public.

Commissioner Tracy read aloud a letter submitted by All Saints Church Parish.

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 cannabis/marijuana retail dispensary based upon the applicants understanding of Chapter 190 Article 43 of the Zoning Ordinance. Seconded by Commissioner Roth.

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

SUP APPROVED

2. Kristin Beeke. 589 Market Street. Request for a Special Use permit to harbor chickens and a coop situated in a Low Density Residential Zone.

Ms. Beeke stated that she was told that she needs a permit for chickens. She said that she would like six hens in her yard with a small coop. She said that she is going to build the coop herself. She said that she is going to fence the area around the coop. She said that she wants to install electricity for heat in the winter depending on the size. She said that she had a size figured out but Jason Dool told her that it needed to be smaller. She said that she would like to put insulation in the coop. She said that it has to be covered because of the hawks. She said that she wants to put fencing underneath so that critters cannot get into the coop.

Commissioner Roth asked if she understands the size regulations for the coop.

Ms. Beeke said yes, she understands.

Commissioner Tracy asked if the coop is going to look like the picture that she submitted.

Ms. Beeke said that is the idea, she has the spot in the yard picked out.

Commissioner Tracy said that it looks very organic.

Ms. Beeke said that she is going for whimsical.

The meeting was opened to the public.

Ms. Janice Brunner, 539 Market Street, said that she just wanted to know if there is going to be roosters.

Ms. Beeke said they are not allowed. She said she will only have hens.

Commissioner Tracy said that the ordinance allows for a maximum 6 hens and no roosters.

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 harbor 6 chickens and a coop in accordance with Section 190-24.16 C of the Zoning Ordinance. Seconded by Commissioner Roth.

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

SUP APPROVED

3. Robert Simmons. 151 Chestnut Street. Request for minor site plan approval to erect a 20' x 20' detached garage on the west side of the property situated in a Mixed Use Neighborhood Zone.

Mr. Simmons said that he met with Megan and she sent someone to do an inspection of their property. He said that she told him that he has plenty of green space and will meet code. He said that he is going to purchase the building from Heritage Structures. He said that he needs the building for storage. He said that he is a landlord and has three tenants. He said that they use the garage and his stuff is outside in the elements. He said that he wants to put the garage in for storage.

Commissioner Farrell asked if the garage is going on the Chestnut Street side.

Mr. Simmons said yes, toward the rear.

Commissioner Tracy asked if the garage is going to back up to the fence.

Mr. Simmons said yes.

Commissioner Bragg asked if the door is going to face north or south.

Mr. Simmons said south, toward the alley.

The meeting was opened to the public.

The meeting was closed to the public.

Commissioner Bragg asked what color the garage is going to be.

Mr. Simmons said it will match the house.

There being nothing further Commissioner Roth made a motion to approve the request to erect a 20' x 20' detached garage. Seconded by Commissioner Bouchard.

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

APPROVED

4. VSG Power. 771 E. High Street. Request for minor site plan approval to install a 24 KW ground mounted solar array situated in a Low Density Residential Zone.

Mr. Kyle Wojewoda, VSG Power was present with Mr. Schuler, property owner.

Mr. Wojewoda stated that they are looking to install a ground mounted system. He said that they have plenty of land. He said that they are looking to install a system that is 107% of their usage.

Commissioner Farrell asked how tall the panels will be.

Mr. Wojewoda said that the overall height is in the plans.

Mr. Schuler said 10' tall and they slope down to 2.5'.

Commissioner Farrell asked if the panels move.

Mr. Wojewoda said that they are 9'7" tall.

Commissioner Farrell asked if they plan on installing any screening because these are being placed right behind the neighbor's window.

Mr. Wojewoda said that they are facing the other direction. He said that there is a couple hundred feet to a tree line to the south, and the north would be looking at the back of the panels. He said that there is no direct screening.

Commissioner Farrell asked if they would put screening in.

Mr. Wojewoda said that there is enough room to. He said that if they had to add some trees they can.

Mr. Schuler said that the direct neighbor has been very supportive of the project. He said that the neighbor next to Mr. McDonald has been very supportive as well. He said that his property is "L" shaped and the two neighbors butt his property. He said they have been interested in what he is doing.

Commissioner Bragg asked what back the property to the south.

Mr. Wojewoda said the tree line.

Commissioner Bragg asked what is behind the trees.

Mr. Schuler said 4-5 backyards on Akron that are very large.

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 install a 24KW ground mounted solar array. Seconded by Commissioner Bouchard

Commissioner Farrell asked to amend the motion to include screening.

Commissioner Roth did not amend the motion.

Commissioner Tracy- yes
Commission Taylor-yes
Commissioner Farrell-no
Commissioner Roth-yes
Commissioner Bouchard-yes
Commissioner Bragg-yes

APPROVED

5. Douglas Snow. 435 Park Avenue. Request for minor site plan approval to install a gable roof on the garage building situated in a Mixed Light Industrial Zone.

Mr. Snow stated that he has a brick and mortar building with a flat roof. He said that he has been fighting leaks for 20 years. He said that he wants to redo the roof and install a metal roof.

Commissioner Brag asked what color the roof is going to be.

Mr. Snow said grey.

Commissioner Bragg asked if he is installing gutters.

Mr. Snow said that the roof drains into his parking lot.

The meeting was opened to the public.

The meeting was closed to the public.

There being nothing further Commissioner Bouchard made a motion to approve the request to install a gable roof on the garage. Seconded by Commissioner Roth.

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

APPROVED

6. Rick Rockwood. 230 Beattie Avenue. Request for minor site plan approval to erect a 14' x 20' detached sun room situated in a Low Density Residential Zone.

Mr. Rockwood said that he is representing the Belfield's. He said that they would like to build a freestanding sunroom. He said that it will be 14' x 20'. He said that the Code requires anything over 200 square feet to come before the board.

Commissioner Bragg asked if the walls will be all glass.

Mr. Rockwood said three sides will be windows and doors.

Commissioner Bragg asked if the building will be sided.

Mr. Rockwood said that it will have vinyl siding.

Commissioner Bragg asked if they are installing power or heat.

Mr. Rockwood said no.

The meeting was opened to the public.

The meeting was closed to the public.

There being nothing further Commissioner Bouchard made a motion to approve the request to erect a 14' x 20' detached sunroom. Seconded by Commissioner Bragg.

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

APPROVED

7. Bob's Barber Shop. 368 East Avenue. Request for minor site plan approval to pave a 2,445 square foot section of the existing stone driveway situated in a Medium Density Residential Zone.

Mr. Kaszuba stated he is the owner of the barber shop. He said that he is looking to clean up the driveway and entrance. He said that this will make it easier to plow.

Commissioner Bragg asked if the driveway is going to be pitched to the street.

Mr. Kaszuba said that the stone driveway goes to the street.

Commissioner Bragg said that they need to figure out how to pitch it so the water doesn't go into the neighbor's.

Mr. Kaszuba said they have it pitched now to go to the street.

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 pave a 2,445 square foot section of the stone driveway. Seconded by Commissioner Bouchard.

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

APPROVED

8. Ulrich Sign Company. 433 Locust Street. Request to increase the allotted amount of square footage for a wall sign from 100 square feet to 161.75 square feet situated in a Mixed Use Neighborhood Zone.

Mr. Chris McCaffrey, Ulrich Sign Company was present.

Mr. McCaffrey stated that he is before the board on behalf of the Kenan Center and their proposed signage. He said that the building is looking great. He said that they are getting to the point where signage is going to be installed. He said that the main sign will say Kenan Civil Arena. He said that those will be Halo illuminated letters. He said that Halo lighting is must more subtle as it reflects onto the back of the building. He said it is the same type of letters that are currently on the monument sign on Beattie Avenue.

Mr. McCaffrey said that the secondary sign is the Cornerstone Learning and Discovery Center. He said that it is non illuminated. He said that it will have secondary lighting. He said that the only internally illuminated sign is the primary. He said that they need Planning Board approval because they are slightly over the 100 square feet. He said that the signs are scaled to the building size.

The meeting was opened to the public.

Commissioner Tracy asked if the signs are going to be lit from dusk until dawn.

Mr. McCaffrey said that they will recommend that they have a time management system. He said they can program it so they will come on at dusk and then when their activities are done, typically a half hour after an event and their employees can get to their vehicles, the signs will turn off. He said that they will not be on all night.

The meeting was closed to the public.

There being nothing further Commissioner Roth made a motion to approve the request to increase the allotted amount of square footage for a wall sign from 100 square feet to 161.75 square feet. Seconded by Commissioner Bragg.

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

APPROVED

Commissioner Tracy thanked the Kenan Center administration for the invitation to tour the facility.

9. Hawley Development, LLC. 100 West Genesee Street. Request for sketch plan review for proposed addition and site improvements situated in a Mixed Light Industrial Zone.

Mr. Steve Reid, Hawley Development was present with Pat from W.M. Schutt the engineering firm who is doing the design.

Mr. Reid stated that they are before the board to discuss a project at 100 West Genesee Street. He said that they combine 34 Prospect Street and merged it with 100 West Genesee Street. He said that he is going to give an overview of what they want to do. He said that they are looking to redesign the site for growth and expansion. He said that they have a new building proposed that faces Prospect Street. He said that it would be a two story building, 7,500 square feet per floor. He said that the first floor would be a warehouse and the second floor offices.

Mr. Reid said that another part of the project is an extension of their current truck repair facility near the front office building on 100 West Genesee. He said that they use that building currently to repair heavy duty transports and fuel tankers. He said that they would like to add another bay that can accommodate larger transports. He said that the trucks they use today are larger than the ones from years ago.

Mr. Reid said that they want to be able to close the doors in the winter and work on the trucks.

Mr. Reid said that along the east side, where the canal is, is quite a drop off. He said they have to bring a lot of fill in and they would like to install a retaining wall that runs along the canal. He said that if you look at the site drawings, they are not looking to use all of 34 Prospect Street. He said that they only took what they need for the development and left space for future access off Prospect Street or Stevens Street for any proposed future harbor project.

Mr. Reid said that the drawings also show the parking expansion in the front and rear of the new proposed 7,500 square foot building, it is for employee parking.

Mr. Reid said that they are also showing a new fencing system. He said that they are going to be extending the existing stockade fence that runs between 100 and 48 West Genesee down the property line. He said that they didn't maintain the fence all the down the line because of the agreement with the neighbors, one in particular who's house is on their property. He said they are looking to maintain the fence along the access road along 100 West Genesee Street so that the truck ingress and egress is not an issue with the neighbor's backyard.

Mr. Reid said that all the site lighting will be night sky compliant because of the residence surrounding the property. He said they will also be installing a bio-retention pond.

Pat said that they have to put in the retention pond because there will be over an acre of disturbance.

Mr. Reid said that the building will have a sprinkler in it because of the offices on the second floor.

Commissioner Taylor asked Mr. Reid to explain more about what this is going to look like from the canal. He said that a stockade fence was mentioned. He asked what style and will it have a continuous look all the way along the property.

Mr. Reid said that along the canal they proposed a 10' tall chain link fence on top of the retaining wall. He said that the stockade fence would go from West Genesee St to the property line.

Commissioner Taylor said that the length of the canal is a historically designated district. He asked if they could make the chain link look better. He said that he knows that this is an industrial use, but is there a way you could make it look more historic.

Mr. Reid said that they could if there is a particular look that the City is looking for.

Mr. Taylor said something durable but more historic looking.

Mr. Reid said that they can research options but the fence is for security purposes. He said that currently they have barbed wire on top of the fence. He said that they have certain requirements they have to meet from Homeland Security.

Commissioner Tracy asked if the currently proposed fence would be the black coated version or the steel gray.

Mr. Reid said that it would be black coated.

Commissioner Bragg said that this would be a continuation from Old City Hall down, with fencing and some greenery. He said that you have a unique opportunity where you

are located. He said that there is an opportunity to make that look nice. He said that he isn't sure if Murphy's still take the tour boat past this property. He said that it would be nice to have the same look and feel continuing down the line.

Commissioner Taylor said that another suggestion along the canal would be to maybe grow something that is flowering, like honeysuckle. He said something that vines year round. He said that it would soften it.

Mr. Reid said that from a material standpoint, it may be difficult for maintenance purposes. He said that there is a chunk of land between the retaining wall and the property line, they could possibly install some landscaping.

Commissioner Tracy asked if the concrete could be stamped so it has texture and is not just solid concrete.

Mr. Reid said that it could, they would have to look into the cost.

Commissioner Taylor said at some point they could maybe get a grant to put a mural on the wall.

Pat said that the wall varies in height because of the slope, it is quite a bit of surface area.

Commissioner Taylor said, as Commissioner Tracy suggested maybe making the concrete look like canal stone.

Jason Dool said that a mural would be difficult on a non-flat surface.

Mr. Reid said that they can show both options.

Commissioner Roth made a motion to approve the minutes from the June 1, 2026 meeting. Seconded Commissioner Bouchard. Ayes-6 Noes-0.

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

**THE NEXT REGULARLY SCHEDULED MEETING WILL BE AUGUST 3, 2026.
IF YOU CANNOT ATTEND, PLEASE CONTACT MEGAN AT 439-6754 OR
mbrewer@lockportny.gov.**