Building Inspection Department

Jason Dool
Chief Building Inspector

Lockport Municipal Building
One Locks Plaza
Lockport, NY 14094
Phone (716) 439-6754
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October 26, 2026

Megan Brewer

REGULAR MEETING

Please be advised that there is one (1) item on the agenda for the regularly scheduled meeting of the City of Lockport Planning Board on November 2, 2026. The Planning Board will convene at 4:30 P.M. for agenda discussion and a public hearing will be held at 5:00 P.M.

1. R.B. Mac Construction. 22 West Main Street. Request for minor site plan approval for exterior façade upgrades situated in a Mixed Use Downtown Zone.

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

APPLICATION: APPROVED _____ DISAPPROVED _____

CITY OF LOCKPORT
PLANNING BOARD APPLICATION

DESCRIPTION OF PROPOSED REQUEST:

NAME OF PROPERTY: HYPERTHERM ASSOCIATES PHONE: [redacted]

NAME OF APPLICANT: R. B. MAC CONSTRUCTION & HYPERTHERM ASSOC. PHONE: [redacted]

EMAIL ADDRESS: [redacted]

ADDRESS OR LOCATION OF PROPOSAL: 22 WEST MAIN ST. Lockport, NY

SIZE OF PARCEL OR STRUCTURE: 1/4 Acre ±

EXISTING ZONING: Business

PLEASE CHECK WHICH OF THE FOLLOWING IS BEING APPLIED FOR:

Site Plan Review ____ Special Use Permit ____ Home Occupation____

Alteration to existing building X Rezoning ____ Other ____

PROPOSED REQUEST
North Elevation facade improvements including foundation repairs, trim replacement, Siding replacement, painting, window sealing etc. West elevation parking lot lighting.

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, (X)Type II, ( )Unlisted action as per the provisions of the State Environmental Quality Review Act. A determination of environmental significance has been made: ( )yes, (X)no; a copy of this determination is attached ( )yes, (X)no.

PROPERTY OWNER'S SIGNATURE _____

APPLICANT'S SIGNATURE Lenna V.P. R.B. MacConst.

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



KEY NOTES

1. REPLACE FOR WIRE SECTION OF FOUNDATION WALL
2. REPLACE CONCRETE APRON SLAB AT OVERHEAD DOOR
3. REPLACE WOOD TRIM WITH COMPOSITE & PAINT
4. REPLACE (1) (1) WOOD PANELING WITH ACM PANELS - DARK BLUE
5. REPLACE WINDOW GASKETING AND PERIMETER CAULK - TYP.
6. REPAINT METAL WINDOW MOLDING - TYP.
7. PAINT BRICK FACADE - LIGHT BLUE-GRAY

NOTE: ALL DIMENSIONAL ARE SHOWN APPROXIMATELY

1 PROPOSED NORTH ELEVATION

SCALE: 3/8" = 1'-0"



*IMAGE COURTESY OF GOOGLE MAPS

2 EXISTING NORTH ELEVATION

NOT TO SCALE



3 PROPOSED NORTH ELEVATION (COLORED)

NOT TO SCALE

VF ARCHITECTURE

VF ARCHITECTURE
5677 S TRANSIT RD
SUITE # 270
LOCKPORT NEW YORK 14094
716 - 512 - 9694

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CLIENT

RB MAC CONSTRUCTION

175 S TRANSIT ST LOCKPORT NY 14094

PROJECT #26-49

HYPERTHERM

EXTERIOR IMPROVEMENTS

22 W MAIN ST LOCKPORT NY 14094

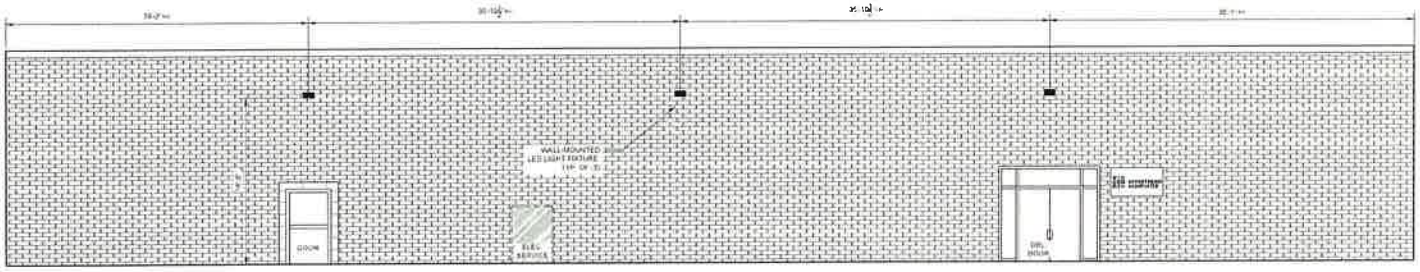
REVISIONS

#	DATE	ISSUED FOR
0	10.22.2026	REVIEW

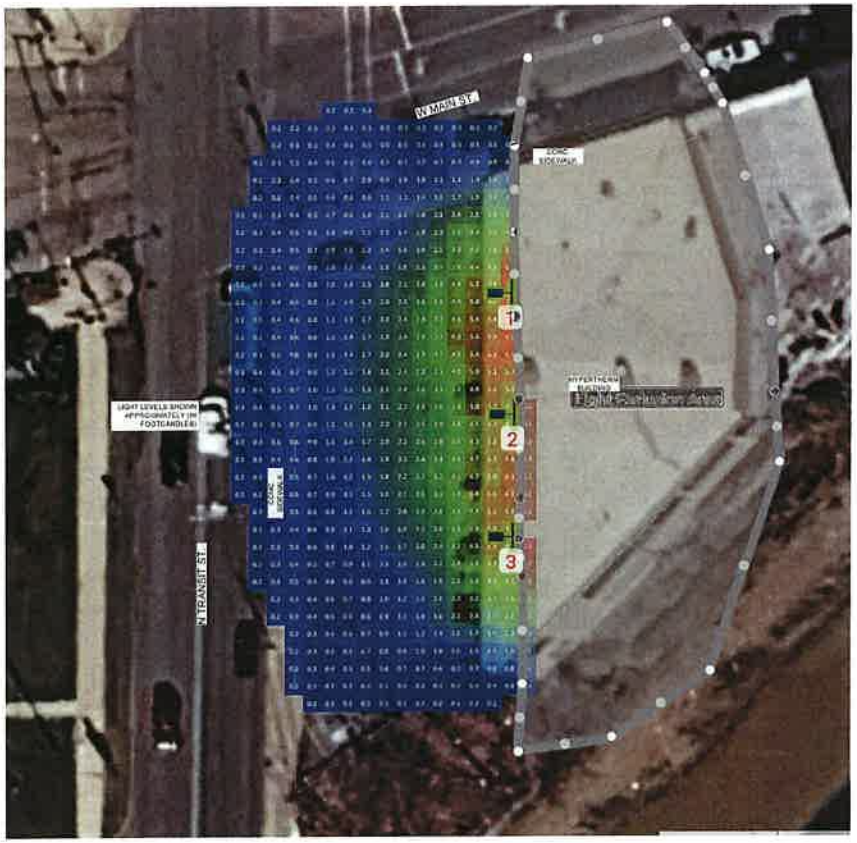
A1

NORTH ELEVATION

DRAWN BY: DAT / VNF
CHECKED BY: VNF
FILE NAME: 26-49 HYPERTHERM



1 WEST ELEVATION
SCALE 3/16" = 1'-0"



A SCHEMATIC SITE PLAN
SCALE 1/16" = 1'-0"

NORTH



LIGHTING SPECIFICATION
GAW GALLEON WALL LED
CATALOG No. = GAVA-SA2B-730-U-T4FT
QUANTITY = 3
10,927 LUMENS 88W 0° TILT 3000K
DARK SKY COMPLIANT
BUG RATING = B3-U0-G3
MOUNTING HEIGHT = 16

VF ARCHITECTURE
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RB MAC CONSTRUCTION
175 S TRANSIT ST LOCKPORT NY 14094

PROJECT #26-49
HYPERTHERM
EXTERIOR IMPROVEMENTS
22 W MAIN ST LOCKPORT NY 14094

REVISIONS

#	DATE	ISSUED FOR
0	10.22.2020	REVIEW

A2
WEST ELEVATION LIGHTING

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FILE NAME: 26-49 HYPERTHERM