

LOCKPORT PLANNING AND ZONING BOARD
LOCKPORT, NEW YORK
OCTOBER 5, 2026

PRESENT: ROBERT BRAGG, ACTING CHAIRMAN, TRACY FARRELL, JOHN TAYLOR, LARRY BOUCHARD, MARSHALL ROTH, JASON DOOL, CHIEF BUILDING INSPECTOR, DAMON DECASTRO, DEPUTY CORPORATION COUNSEL.

EXCUSED: ASHLEY PIETRZYKOWSKI, JEFF TRACY

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. Patricia Devine. 40 Lake Avenue. Request for minor site plan approval to install a truss roof on the existing flat roof situated in a Low Density Residential Zone.

Ms. Devine said that she isn't sure what more to say. She asked if Mr. Kent Macfarlane can explain the project.

Mr. Macfarlane, 24 Chapel Street, stated that she wants to replace the flat roof with trusses because it is leaking. He said that there is a major leak in the rear of the building. He said that there are no roof drains currently. He said that they want to change the building to a 4/12 pitch that will run front to back. He said that they are going to put gutters and shingles on it.

Commissioner Bouchard asked if they are installing asphalt shingles.

Mr. Macfarlane said yes, there will be gutters on the front and back to control the water.

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 truss roof. Seconded by Commissioner Bouchard.

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

APPROVED

2. The Reid Group. 100 West Genesee Street. Request for site plan approval for a 7,500 square foot garage/office and site improvements situated in a Mixed Light Industrial Zone.

Mr. Steve Reid from The Reid Group was present. He stated that they were here a few months ago for preliminary review. He said that they went before the Niagara County Planning Board in September for review and they were approved with no issues.

Mr. Reid said that the plans are relatively unchanged. He said that they want to erect a 7,500 square foot, two-story warehouse. He said that the lower portion will be a warehouse and the 2nd story office space.

Mr. Reid said that on the existing garage they would like to add a bay to be able to service their super tanker trucks.

Mr. Reid said that they did a full SEQR and SWPPP report and there was no issues with storm water management. He said that they are going to install a retention basin and they do not expect any issues. He said that nothing will be drained into the Canal.

Mr. Reid said that after the last meetings comments, he spoke with their concrete vendor and was assured that they can make the wall look like stone. He said that they can give it texture and shape to look like stone.

Commissioner Taylor asked if it was possible to tint the concrete to make it look stone colored.

Mr. Reid said yes, they can color the concrete. He said they can certainly dye the concrete to fit the stone color or lime stone.

Commissioner Bragg asked if Mr. Reid received the recommendations that the Niagara County Planning Board made.

Mr. Reid said not yet.

Commissioner Bragg explained that they Niagara County Planning Board sends recommendations to the City's Planning Board.

Mr. Reid said that they were not sent to him.

Commissioner Bragg said that they suggest speaking with the Canal Corporation regarding the project because they are so close to the canal.

Mr. Reid said that he can do that.

Commissioner Bragg suggested getting documentation from the Canal Corporation regarding the project.

Mr. Reid said that he can send a general inquiry to them looking for response similar to what they do for the DOT.

Commissioner Bragg said that they certainly need to have the City's Engineering Department review the project as well.

Commissioner Farrell asked if the super tanker trucks are a new thing.

Mr. Reid said that they have always had three axle trailer trucks.

Commissioner Farrell asked if the project is going to increase traffic.

Mr. Reid said no, the traffic will be unchanged. He said that they have an access road at 100 West Genesee Street that the trucks enter. He said that the only increase in traffic will be where they install the new lot. He said that truck traffic will be the same.

The meeting was opened to the public.

The meeting was closed to the public.

The board waived the reading of the SEQR.

There being nothing further Commissioner Roth made a motion stating that the project will not have a negative environmental impact. Seconded by Commissioner Bouchard.

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

NEGATIVE DECLARATION SEQR

Commissioner Roth made a motion to approve the site plan as presented. Seconded by Commissioner Bouchard.

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

SITE PLAN APPROVED

Commissioner Roth made a motion to approve the minutes from the August 3, 2026 meeting. Seconded Commissioner Bouchard. Ayes-5 Noes-0.

Commissioner Roth made a motion to adjourn the meeting. Seconded by Commissioner Bouchard. Ayes-5 Noes-0

THE NEXT REGULARLY SCHEDULED MEETING WILL BE NOVEMBER 2, 2026. IF YOU CANNOT ATTEND, PLEASE CONTACT MEGAN AT 439-6754 OR mbrewer@lockportny.gov.