LOCKPORT PLANNING AND ZONING BOARD
LOCKPORT, NEW YORK
NOVEMBER 2, 2026

PRESENT: JEFF TRACY, CHAIRMAN ROBERT BRAGG, TRACY FARRELL, JOHN TAYLOR, LARRY BOUCHARD, MARSHALL ROTH, DAN WOJEWODA, BUILDING INSPECTOR, DAMON DECASTRO, DEPUTY 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. 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.

Mr. Kevin McKenna was present for R.B. Mac Construction, 175 So. Transit Street, Lockport, New York.

Mr. McKenna stated that he is present on behalf of the project for Hypertherm. He said that the business has been there for many years. He said that they contacted him earlier this year about doing some façade improvements and rehab. He said that most of the work will be on the north facing side of the building.

Mr. McKenna showed the Board renderings of what they would like the building to look like. He said that both signs show the corporate colors and logo. He said that their corporate headquarters is in New Hampshire. He said that the Lockport location does specific work for their company.

Mr. McKenna said that if you look at the key in the top right of the rendering it will show you what work is being done to the north elevation. He said that the second page is what shows the west elevation facing Transit. He said that they will be installing some lighting.

Mr. McKenna said that they would like to light up the parking lot for safety reasons. He said that there will be three lamps mounted on the wall of the building. He said that the Main Street lot faces Transit and the idea of lighting is from a safety standpoint because of the darkness. He said the parking lot gets snow and ice on it and they want their employees to be able to navigate it. He said that they also want their employees to feel safe with they leave work after dark.

Commissioner Tracy explained that before the public meeting the Board has a pre meeting to discuss agenda items. He said that they were discussing how the City is trending toward bringing back the historical nature and look of buildings. He said that some businesses have already moved in that direction. He asked if they considered a more historical look.

Mr. McKenna said that the building is old.

Commissioner Taylor said that he building is 120 years old.

Mr. McKenna said that the brink on the building is staying. He said that they are changing the color to the corporate colors. He said that the building is staying the same material and look except above the windows. He said that they are removing the T-111 and replacing it with a new almost composite metal panel.

Mr. McKenna said that the red T-111 requires a lot of maintenance. He said that it has to be scraped and painted constantly. He said they are looking to install something more user friendly. He said that the brick is going to go from red to grey and the panels will be blue. He said that the sign will be a dark blue. He said that the window frames and door will be a light grey.

Commissioner Tracy said that they are showing wall packs on the west side of the building, he asked if they would considered something more historical looking.

Mr. McKenna said that he thinks that his client would be open to that. He said that they would have to make sure they can find something that has the same lighting disbursement. He said that they are trying to keep the amount of light pollution to a minimum. He said they will try and find something that fits their need and stays within the code.

Commissioner Bragg said that this building is important. He said that it is on the corner. He asked that the Board be able to guide this project in the intended direction of Section 131.8 of the Code. He said that they can help make the building better with a historical view as opposed to modern.

Mr. McKenna said that Hypertherm has been great to work with. He said that they have put a lot of money into this building. He said that they just put columns in all that from top to bottom to support the structure.

Commissioner Taylor said that the building was built in 1905. He said that it looked different then than it did in the 70's. He said that the building is 120 years old, what they are showing does nothing for the historical character of downtown.

Commissioner Taylor said that they need to look for other options for material, material that looks more historical.

Commissioner Taylor said that he is on the Historical Preservation Committee. He asked to brainstorm with them and come up with plans that will add greater value. He said that

they are working toward this area becoming a historically designated area. He said that the preservation committee would like to see this be more consistent with their vision.

Commissioner Taylor said that Vicki Smith is the vice chairperson of the Historical Preservation Committee. He suggested that she be reached out to.

Commissioner Tracy asked if tabling the decision until they can come back with alternative looks will interfere with their timeline.

Mr. McKenna said that the foundation repair is the most important issue right now. He said that it has degrading mortar. He said that they would like to remove the first layer of block. He said that there is currently a 6" gap. He said that it goes from the ground to the sill.

Megan Brewer explained to Commissioner Tracy that this should not stop them from being able to repair the foundation.

Mr. McKenna asked if they could work on the trim around the door.

Commissioner Tracy said that would be encompassed in the aesthetics.

Mr. McKenna said ok, he will talk to the owner about it.

The meeting was opened to the public.

The meeting was closed to the public.

There being nothing further Commissioner Roth made a motion to table the request to return with historically consistent ideas. Seconded by Commissioner Bouchard.

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

TABLED

Commissioner Farrell made a motion to approve the minutes from the October 5, 2026 meeting. Seconded Commissioner Roth. 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 DECEMBER 7, 2026. IF YOU CANNOT ATTEND, PLEASE CONTACT MEGAN AT 439-6754 OR mbrewer@lockportny.gov**.**