

ASSESSOR
BUILDING INSPECTOR
PLUMBING INSPECTOR

TOWN OF LOCKPORT

6200 Robinson Road
Lockport, New York 14094



OFFICE OF LANDS,
BUILDING, AND CODE ENFORCEMENT

FIRE BUREAU
PLANNING BOARD
ZONING BOARD

(716)439-9526
439-9527
FAX 439-9532

PLANNING BOARD AGENDA

Work Session:

DATE: April 11, 2012

TIME: 4:00 PM

PLACE: 6560 Dysinger Rd.

Meeting Date:

DATE: April 18, 2012

TIME: 7:00 PM

PLACE: 6560 Dysinger Rd.

SCHEDULED AGENDA FOR MEETING TO DATE

Approval of the March 14, 2012 work session minutes.

1. **5869 Robinson Rd. – SBL# 137.02-1-27 – Allen Lang, Owner** – Janet Zeher proposing to build dog kennel/training facility. Has received N.C. Planning Board approval. Site Plan, Arch. Review, Special Use.
2. **6719 S. Transit Rd. – SBL# 152.03-1-27 – Elmwood Real Estate, Owner** – Craig Heidelman proposing 4-bay car wash. Special Use Permit. Special Use Permit, Arch. Review, Site Plan approved. Variances required, N.C. Planning Board referral.
3. **5377 Upper Mtn. Rd. – SBL# 108.00-1-33.12 – Randall Hodge/Colleen Mathews, Owners** – Proposing to subdivide 20.8 acres into four (4) single lots.
4. **1010 Kinne Rd. – SBL# 153.00-1-9.12- Morris Wingard, Owner-**
Proposing to subdivide parcel (56.30 Acres) into 3 parcels. Special Use Permit required for Single Family Homes in Agricultural District, Public Hearing called March 21, 2012, to be held April 18, 2012

Property Owner Name: LANG ALLEN J
 Property Address Location: 5869 Robinson Rd
 Tax Map Number (SBL): 137.02-1-27
 Permit: 2011-00425 Received: 9/6/2011 Issued: 9/6/2011 Expire: 9/6/2012

Permission is hereby granted to the applicant/owner:

----- Applicant ----- -- General Contractor -- GE
 Name: Lang Allen J Janet Zeher
 Addr: 5869 Robinson Rd 3407 Ewings Rd.
 C,S,Z: Lockport, NY 14094 Lockport, NY 14094
 Phone: Work: (585) 205-1701 Ins Exp
 Locat: Robinson Rd 5869 Insurance

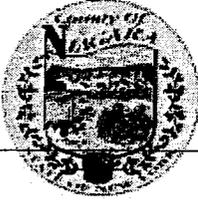
Type: 0650 PLANNING BOARD REVIEW FEE Processed By: BMB Inspector: BMB
 Cost: 0 Sq Ft: 0 Own: PR HU: 0 BU: 1

Desc:
 Line 2:
 Line 3:
 Bld Fee: 0.00 C/O Fee: 0.00 Sewer Fee: 150.00 Total Fee: \$150.00
 Outcome 30 BP APPLICATION GRANTED ID:1E+04

Code Required Approvals for Permit: 2011-00425 OC Date Who
 PB PLANNING BOARD 10

Fee Date Code Fees for Permit Number: 2011-00425 Fees
 9/6/2011 0650 PLANNING BOARD REVIEW FEE \$150.00
Total Fees: \$150.00

SITE PLAN REVIEW/ZONING REFERRAL FORM



Niagara County Planning Board
Vantage Center - Suite One
6311 Inducon Corporate Drive
Sanborn, NY 14132

For Use By NCPB
Received 12/22/2011
Case No. 6174
Returned 1/24/2012

Handwritten notes: #512, #75

ATT: Amy Fisk 278-8760

REFERRING MUNICIPALITY TOWN OF LOCKPORT

Referring Officer: BRIAN BELSON Title: BUILDING INSPECTOR

Telephone: 716-439-9526 Fax Number: 716-439-9532

Mailing Address: 6200 ROBINSON Rd LKPT

Signature: [Signature] Date: 10/20/2011

Public Hearing Date: 11/17/2011 Time: 2:00PM (Location: 6311 INDUCTION DR)

**** Please note, the NCPB recommendation will be sent back to the Referring Officer.**

APPLICANT: JANET ZEHNER ^{ZEHNER} Phone: 585-205-1701 ⁹² 778-7051

Address or Location of Proposal: 5869 ROBINSON Rd

Size of Parcel: 4.47 ACRES Existing Zoning: AG/RES

Proposed Use: LOCKPORT ANIMAL FACILITY

**** If applicant would like a copy of the NCPB recommendation please list fax number: _____**

PROPOSED ACTION (check all that apply) *

- | | | |
|--|--|---|
| <input type="checkbox"/> Area Variance | <input checked="" type="checkbox"/> Site Plan Review | <input type="checkbox"/> New Zoning Ordinance |
| <input type="checkbox"/> Use Variance | <input type="checkbox"/> Zoning Text Amendment | <input type="checkbox"/> Comprehensive Plan |
| <input checked="" type="checkbox"/> Special Permit | <input type="checkbox"/> Zoning Map Amendment | <input type="checkbox"/> Other _____ |

* Applicants should contact the Niagara County Department of Economic Development at (716) 278-8750 to see if a representative should be present at the meeting to answer questions.

This referral is forwarded to your office for review in compliance with Sections 239-1 and 239-m of Article 12-B of New York State's General Municipal Law. The property affected is within 500 feet of the boundary of a (check all that apply):

- City, Town, Village
- State or County Land with Public Building
- Existing or Proposed Park or Recreation Area
- Existing or Proposed State of County Parkway, Road or Highway, or County-owned Drainage Channel.
- Farm operation located in an Agricultural District (except for area variances)

DEADLINE

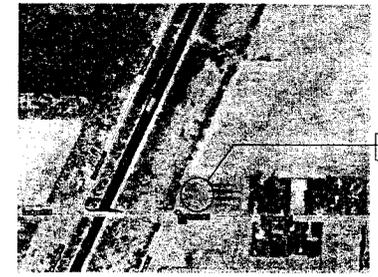
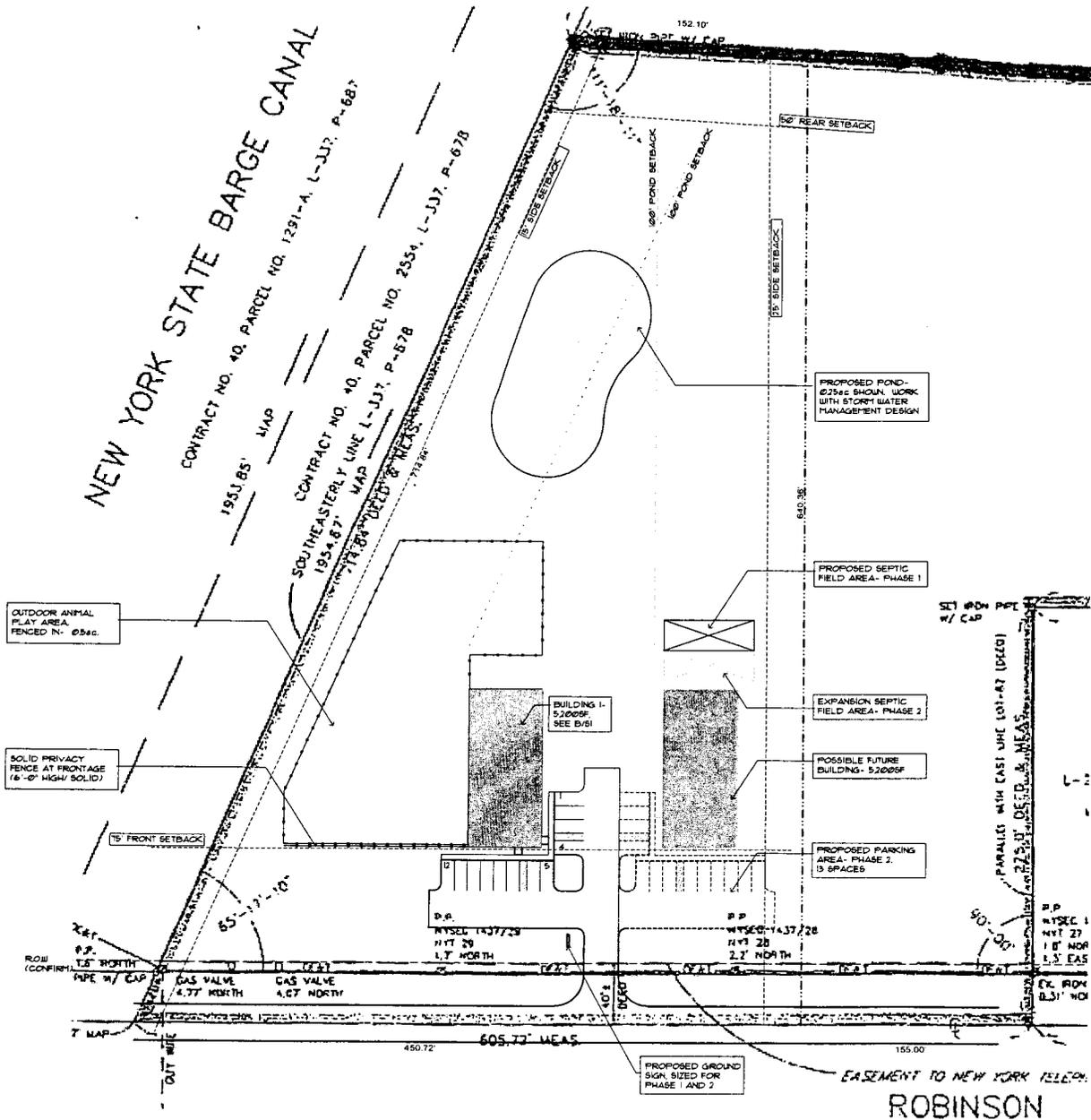
All completed referrals must be received by close of business on Friday, six business days preceding the 3rd Monday of each month. LATE REFERRALS WILL BE REVIEWED BY THE NIAGARA COUNTY PLANNING BOARD THE FOLLOWING MONTH.

REQUIRED ENCLOSURES

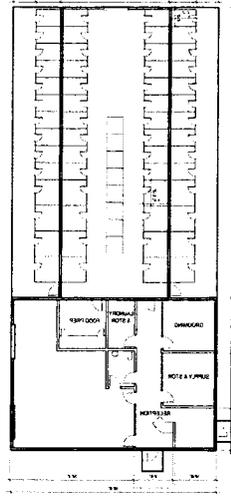
The Niagara County Planning Board requires adequate information upon which to make its decision. The zoning referral form will not be accepted unless all the following information is submitted (please check that all items are included):

- Adequate written description of proposal
- Sketch Plan, Survey, Plats or Site Plans of the property affected showing: property boundaries, any existing and proposed structures, landscaping, traffic access patterns, parking arrangements, walls, fences or other buffers, existing and proposed signs. Drawings must be properly dimensioned and drawn to scale.
- SEQR Environmental Assessment Form (EAF)
- \$75.00 referral fee made payable to the Niagara County Planning Board
- For variances, indicate specific changes from local code being requested:

NCPB ACTION	Case No. <u>6124</u>
The Niagara County Planning Board has reviewed the proposal(s) and makes the following recommendations and comments:	
<i>The Niagara County Planning Board recommended approval.</i>	
 Donald Smith, Chairman Niagara County Planning Board	<u>1-23-12</u> Date



(A) PROJECT LOCATION
NOT TO SCALE



(B) BUILDING #1 LAYOUT
SCALE: 1/16" = 1'-0"

ZONING DATA - AR, AGRI-RESIDENTIAL			
SITE ITEM:	REQUIRED - AR	PROPOSED	VARIANCE NEEDED?
AREA (MIN.):	25,000 sqft. (no sewer)	194,945 sf	NO
WIDTH (MIN.):	125'	152.10' MIN. (VARIES)	NO
DEPTH:	200' (no sewer)	640.36' (VARIES)	NO
FRONT SETBACK:	75' (ROW)	76'-6"	NO
SIDE YARD:	40' TOTAL (15' MIN. ANY ONE)	43' (MIN. AT PHASE 2)	NO
REAR YARD:	50'	438'	NO
HEIGHT:	35'	30' (MAX.)	NO
COVERAGE:	N.R.	7.1% BLDG/ IMPERVIOUS (PHASE 1 ONLY)	NO
KENNEL SETBACK:	100'	112' TO CANAL PROPERTY	NO

(1) PROPOSED SITE PLAN
SCALE: 1" = 40'

Property Owner Name: ELMWOOD REAL ESTATE GROUP INC
 Property Address Location: 6719 Transit Rd
 Tax Map Number (SBL): 152.03-1-27
 Permit: 2012-00076 Received: 3/16/2012 Issued: 3/16/2012 Expire: 3/16/2013

Permission is hereby granted to the applicant/owner:

----- Applicant -----		-- General Contractor -- GE	
Name: Elmwood Real Estate Group Inc		Craig Heiderman	
Addr: 606 N French Rd Ste 8		6719 Transit RD.	
C,S,Z: Amherst, NY 14228		Lockport, NY 14094	
Phone:	Work:	(301) 639-2273	Ins Exp
Locat: Transit Rd 6719		Insurance	
Type: 0650 PLANNING BOARD REVIEW FEE		Processed By: BMB	Inspector: BMB
Cost: 0	Sq Ft: 0	Own: PR	HU: 0 BU: 1

Desc: Magic Mist Auto Wash
 Line 2: Requires Special Use Permit
 Line 3:

Bld Fee: 0.00 C/O Fee: 0.00 Sewer Fee: 150.00 Total Fee: \$150.00
 Outcome 30 BP APPLICATION GRANTED ID:1E+04

Code	Required Approvals for Permit:	2012-00076	OC	Date	Who
PB	PLANNING BOARD		10		

Fee Date	Code	Fees for Permit Number: 2012-00076	Fees
3/16/2012	0650	PLANNING BOARD REVIEW FEE	\$150.00
		Total Fees:	\$150.00

Property Owner Name: MATHEWS COLLEEN ANN
 Property Address Location: 5377 Upper Mt Rd
 Tax Map Number (SBL): 108.00-1-33.12

Permit: 2012-00064 Received: 3/14/2012 Issued: 3/14/2012 Expire: 3/14/2013

Permission is hereby granted to the applicant/owner:

----- Applicant -----		-- General Contractor -- GE	
Name: Mathews Colleen Ann		Mathews Colleen Ann	
Addr: 5377 Upper Mt Rd		5377 Upper Mt Rd	
C,S,Z: Lockport, NY 14094		Lockport, NY 14094	
Phone: (716) 433-5164	Work:	(716) 433-5164	Ins Exp
Locat: Upper Mt Rd 5377		Insurance	
Type: 0650	PLANNING BOARD REVIEW FEE	Processed By: BMB	Inspector: BMB
Cost: 0	Sq Ft: 0	Own: PR	HU: 0 BU: 1

Desc:
 Line 2:
 Line 3:

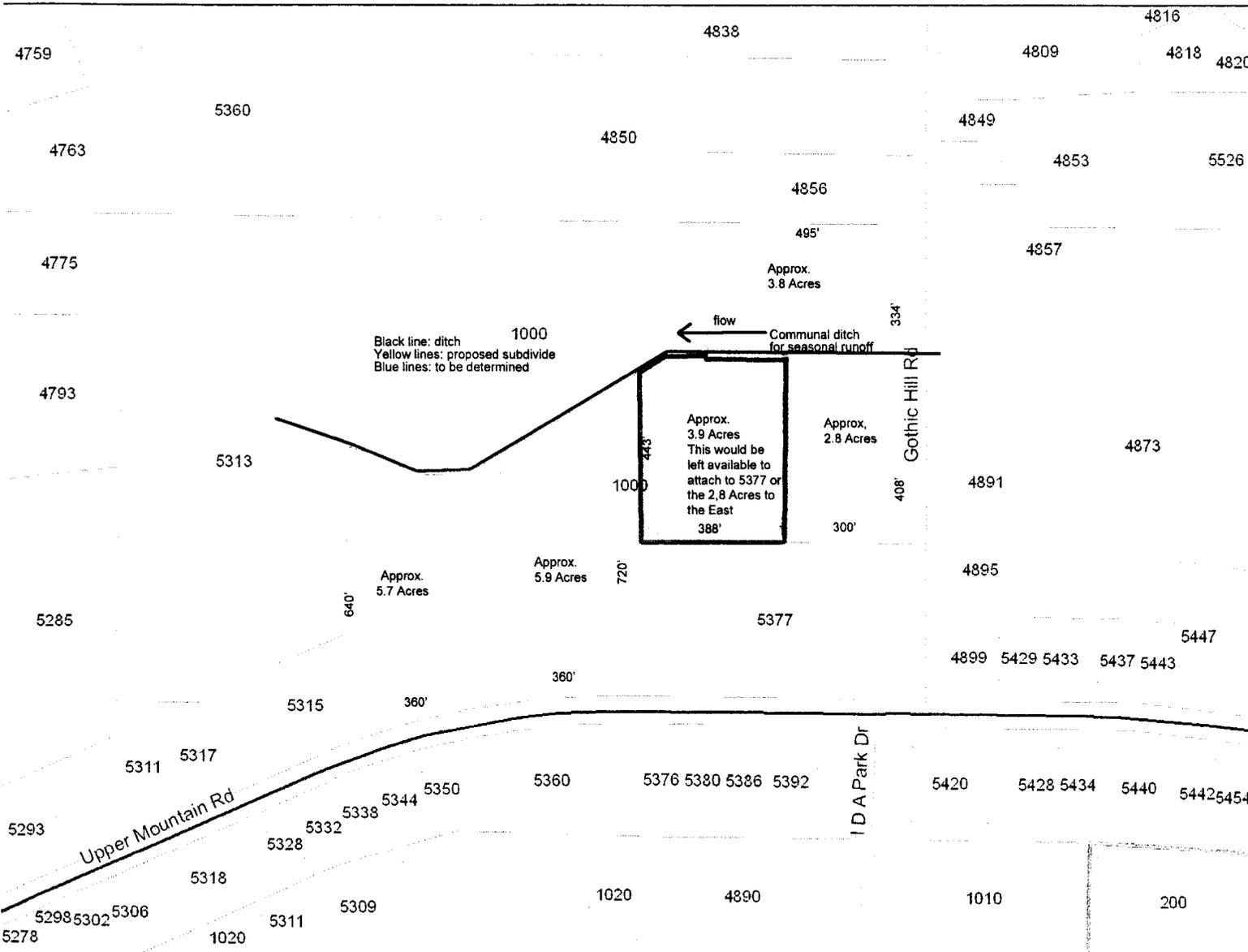
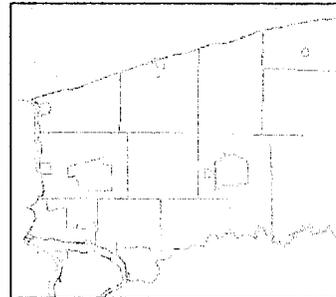
Bld Fee: 0.00 C/O Fee: 0.00 Sewer Fee: 150.00 Total Fee: \$150.00
 Outcome 30 BP APPLICATION GRANTED ID:1E+04

Code	Required Approvals for Permit:	2012-00064	OC	Date	Who
PB	PLANNING BOARD		10		

Fee Date	Code	Fees for Permit Number: 2012-00064	Fees
3/14/2012	0650	PLANNING BOARD REVIEW FEE	\$150.00
		Total Fees:	\$150.00



1000 Upper Mtn. Rd./Gothic Hill Rd.



Legend

Streets and Highways

- Interstate
- Primary State Road
- Secondary State Road
- County Road
- Local Road

Parcels

1: 4,349



Notes

Enter Map Description

0.1 0 0.07 0.1 Miles

Niagara County and its officials and employees assume no responsibility or legal liability for the accuracy, completeness, reliability, timeliness, or usefulness of any information provided. Tax parcel data was prepared for tax purposes only and is not to be reproduced or used for surveying or conveyancing.

NIAGARA COUNTY, NEW YORK
DEPARTMENT OF REAL PROPERTY SERVICES

Property Owner Name: WINGARD MORRIS R
 Property Address Location: 1010 Kinne Rd
 Tax Map Number (SBL): 153.00-1-9.12

Permit: 2012-00109 Received: 3/30/2012 Issued: 3/30/2012 Expire: 3/30/2013

Permission is hereby granted to the applicant/owner:

----- Applicant -----		-- General Contractor -- GE	
Name: Wingard Morris R		Wingard Morris R	
Addr: 7396 Tonawanda Creek Rd		7396 Tonawanda Creek Rd	
C,S,Z: Lockport, NY 14094		Lockport, NY 14094	
Phone: (716) 433-9483	Work:	(716) 433-9483	Ins Exp
Locat: Kinne Rd 1010		Insurance	
Type: 0650	PLANNING BOARD REVIEW FEE	Processed By: BMB	Inspector: BMB
Cost: 0	Sq Ft: 0	Own: PR	HU: 0 BU: 1

Desc: Sub-division of property
 Line 2:
 Line 3:

Bld Fee: 0.00 C/O Fee: 0.00 Sewer Fee: 150.00 Total Fee: \$150.00
 Outcome 30 BP APPLICATION GRANTED ID:1E+04

Code	Required Approvals for Permit:	2012-00109	OC	Date	Who
PB	PLANNING BOARD		10		

Fee Date	Code	Fees for Permit Number: 2012-00109	Fees
3/30/2012	0650	PLANNING BOARD REVIEW FEE	\$150.00
		Total Fees:	\$150.00

Property Owner Name: WINGARD MORRIS R
 Property Address Location: 1010 Kinne Rd
 Tax Map Number (SBL): 153.00-1-9.12

Permit: 2012-00091 Received: 3/27/2012 Issued: 3/27/2012 Expire: 3/27/2013

Permission is hereby granted to the applicant/owner:

----- Applicant -----		-- General Contractor -- GE	
Name: Wingard Morris R		Wingard Morris R	
Addr: 7396 Tonawanda Creek Rd		7396 Tonawanda Creek Rd	
C,S,Z: Lockport, NY 14094		Lockport, NY 14094	
Phone:	Work:		Ins Exp
Locat: Kinne Rd 1010		Insurance	
Type: 0545 SPECIAL USE PERMIT		Processed By: MRB	Inspector: MRB
Cost: 150	Sq Ft: 0	Own: PR	HU: 0 BU: 1

Desc: SPECIAL USE FEE

Line 2:

Line 3:

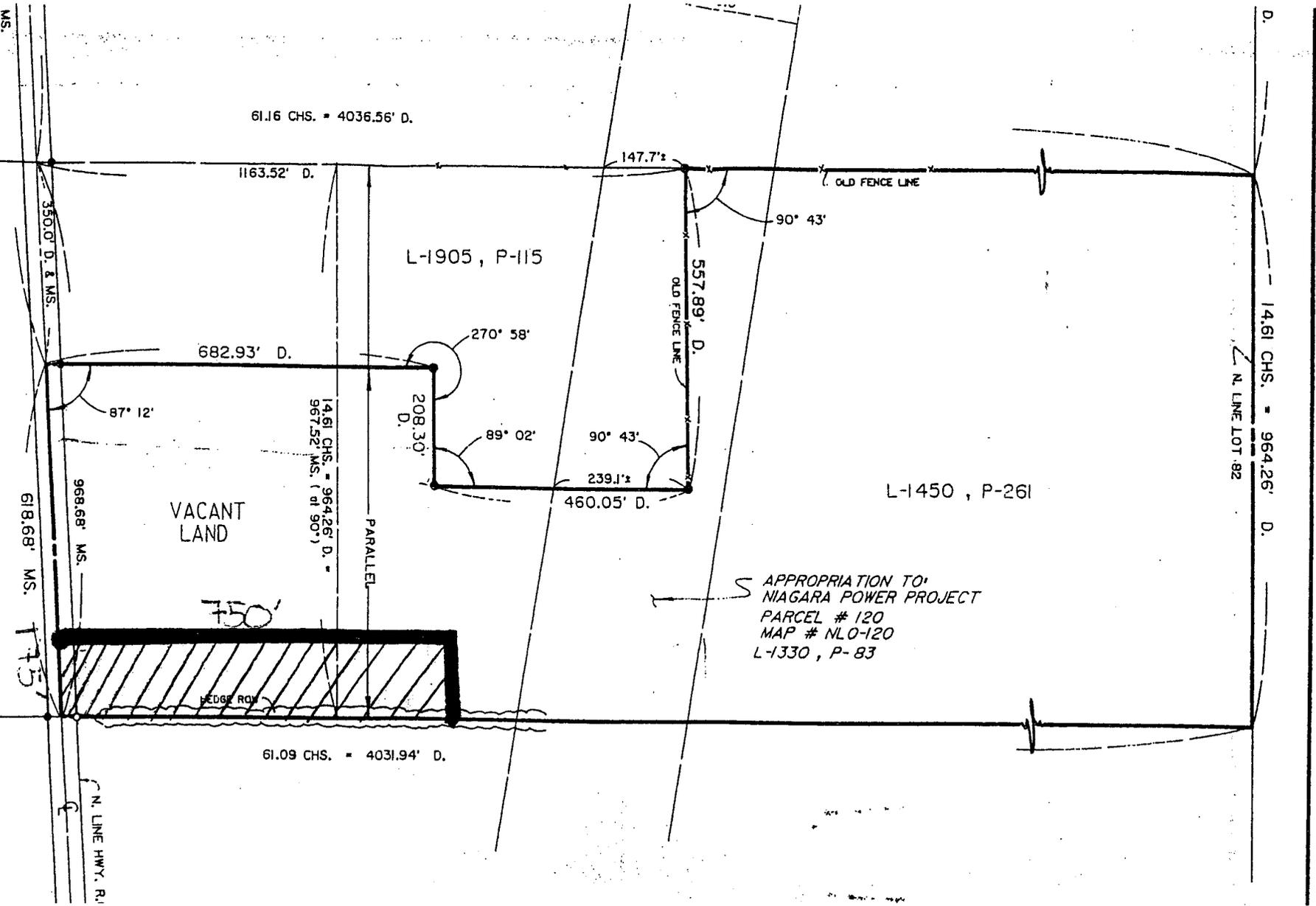
Bld Fee: 150.00 C/O Fee: 0.00 Sewer Fee: 0.00 Total Fee: \$150.00

Outcome 30 BP APPLICATION GRANTED ID:1E+04

Code	Required Approvals for Permit:	2012-00091	OC	Date	Who
PB	PLANNING BOARD		10		

Fee Date	Code	Fees for Permit Number: 2012-00091	Fees
3/27/2012	0545	SPECIAL USE PERMIT	\$150.00
		Total Fees:	\$150.00

Hinne Road (49.5' R.O.W.)



61.16 CHS. = 4036.56' D.

1163.52' D.

147.7'±

OLD FENCE LINE

90° 43'

L-1905, P-115

557.89' D.
OLD FENCE LINE

270° 58'

682.93' D.

87° 12'

208.30' D.

14.61 CHS. = 964.26' D. =
967.52' MS. (at 90°)

PARALLEL

90° 43'

460.05' D.

239.1'±

L-1450, P-261

VACANT LAND

968.68' MS.

618.68' MS.

750'

HEDGE ROW

APPROPRIATION TO:
NIAGARA POWER PROJECT
PARCEL # 120
MAP # NLO-120
L-1330, P-83

61.09 CHS. = 4031.94' D.

N. LINE HWY. R.I.

D. 14.61 CHS. = 964.26' D.
N. LINE LOT .82