TOWN OF LOCKPORT
PLANNING BOARD MEETING MINUTES
October 21, 2009

PRESENT: Rodney Conrad
Walter Thorman
Robert Balcerzak
Morris Wingard
William Few
Bradley Marble, Appointed Alternate
Richard Forsey, Chairman

ALSO PRESENT: Brian Belson, Senior Building Inspector
Fred Frank, Wendel Engineering
Robert Cebulski, Wendel Engineering
Daniel Seaman, Town Attorney
Jane Trombley, Secretary

ABSENT: Robert Langdon

The October 21, 2009 Town of Lockport Planning Board meeting was called to order at 7:00 pm by Chairman Forsey, who then led the Pledge of Allegiance.

Chairman Forsey appointed Alternate Marble a full voting member due to the absence of Member Langdon.

MOTION made by Member Few, seconded by Member Wingard to approve the September 9 and September 16, 2009 meeting minutes.

CASE #1 **1000 Bowmiller Road – SBL#123.00-1-15 – Pinegrove Estates, Owner –** Amendment to Phase II to add model home to site. Approved at work session.

CASE #2 **6263 South Transit Road – SBL#152.01-1-1 – Alix Development, Owner –** Proposed 6400 square foot building with two tenant spaces. Arthur and Matthew Alix, owners presenting with Tim Arlington, Apex Engineering. Town Engineer Cebulski stated site plan approval is recommended.

Mr. Arthur Alix stated the billboard will be eliminated and they will use the existing free standing sign, with the Signworks sign on the bottom.

Member Wingard stated usually a visible roof line is preferred, not a flat roof. Mr. Matthew Alix stated Metro Mattress likes to keep all their buildings looking consistent. Mr. Arlington stated they can do a stepped façade that would be approximately 2' higher than the main part of the building, over the pillars in the front, above the Metro Mattress sign on the west side of the building that faces South Transit Road. Mr. Arlington stated it could also be raised over the Safelite

sign on the south side of the building. Mr. Arlington stated there is about 25% glass windows on the building and the brick columns are about 8" out.

Member Balcerzak asked if the roof will be rubber. Mr. Arlington stated yes.

Member Wingard asked if the 2' addition would be high enough and Mr. Arlington stated he feels it is appropriate and noted there will also be lighting on the building. Mr. Arlington stated they are trying to compliment what is already in the area.

Town Building Inspector Belson questioned putting a gable on top of the 2' step up and Mr. Arlington stated it would be a snow catcher, but it could be done if necessary. Member Wingard felt it would better conform with the gable. Alternate Marble doesn't feel there should be a gable on the south side.

Alternate Marble asked if you will be able to see the north side of the building from the road and Mr. Arlington stated not much as Hadsell Tire is in front, but it will be architectural block with glass and what you will see is glass.

Chairman Forsey asked if the north side has the same treatments and Mr. Arlington stated yes.

MOTION made by Member Wingard, seconded by Member Thorman to determine that the project is an unlisted action under SEQRA and that after review of the short form EAF, the project will not have significant adverse effect on the environment.
7 Ayes, 0 Nays, Carried.

The following resolution was offered by voting Alternate Member Marble, seconded by Member Few:

BE IT RESOLVED, that this Board accepts and adopts the following conclusions regarding architectural design:

ARCHITECTURAL DESIGN STANDARDS – CRITERIA A-L ALIX DEVELOPMENT		
A	Building Materials, variation of relief, architectural styles, colors, compatibility of amenities including awnings, signs, lighting, and landscaping in relation to architectural design.	*Building will be constructed from architectural block, stucco, and metal coping. The building design does not incorporate the use of any peaked roofs, but does incorporate variation in parapet height and does not offer any façade relief. The building is shown on the renderings to have two basic colors; the stucco will be light grey with the architectural block a slightly darker grey. There is landscaping around the building.*

B	The surrounding area and the building located in the surrounding area, potential and existing development of the area, and compatibility of architectural design.	*The new building is complimentary in size to the existing building on the site, but does not incorporate the roof pitch and color of the existing building. A proposed cross access to the east and south will allow this development to expand and/or connect to adjoining development.*
C	Overall aesthetic enhancement of the Town and its various districts.	*This building design offers some façade relief and variation and incorporates a flat roof line and incorporates varying elevation and the roof line.*
D	Corporate signature styles or prototype buildings shall not be of paramount importance and shall not override other considerations given weight by the Planning Board.	*The overall design of this building incorporates features of a typical outparcel development.*
E	Architectural design for multiple buildings shall not be integrated for general period, style, coloration and thematic compatibility.	*The combination of the existing building and proposed building are not integrated for a general period, style, coloration, or thematic compatibility.*
F	Architectural design shall not be limited to any period, but due consideration shall be given to local, commercial, industrial and governmental architectural style during the historic development of Niagara County from the 1820's through the 1920's.	*Architectural design of the building is not limited to any period and doesn't consider the design of other prominent buildings in the area built between the 1820's and 1920's. The design does not comply with the samples of desired/ recommended building designs identified in the Design Guidelines for Commercial Site Plans since this building incorporates a flat roof line and few architectural features.*
G	Corporate logos, patterns, designs identifying details, color and shapes shall be reviewed for architectural and design compatibility and aesthetics and may be required to be deleted or modified when in conflict with acceptable design standards, except when incorporated into allowed signage, pursuant to Chapter 200, Article XXIV.	*The Metro Mattress signage will be comparable to signs used at other Metro Mattress stores.*
H	When necessary, the Planning Board may require justification of design element by written documentation, including narratives, by the applicant's architects or design engineers.	*It is the opinion of the additional justification is not required for any design element.*
I	The Planning Board may require independent architectural evaluation by an architect or such other planners or experts as it determines at the applicant's expense, provided no such evaluation shall cost in excess of one-half of one percent of average per square foot building costs for structure of similar type, as	*It is the opinion of the independent architectural evaluation is not required for any design element.*

	determined by the Building Department of the Town of Lockport, based upon the square footage of the proposed structure.	
J	New or altered buildings shall not be so at variance with either the exterior architectural appeal and functional plan of the structure already constructed or in the course of construction in the immediate neighborhood or the surrounding area as to cause a substantial likelihood of depreciation in property values.	*The proposed building includes a flat roof line with grey colors adjacent to the existing building on site which includes a pitched roof and Earth tone colors.*
K	New or altered buildings shall not be so detrimental to the desirability, property values, or development of the surrounding areas as to cause harmful effects by reason of excessive similarity, excessive dissimilarity, or appropriateness in relation to established character or other structure in the immediate area or neighboring areas.	*The new proposed building does not exhibit characteristics that are assumed to create a detrimental situation or negatively impact the surrounding property values in the immediate area.*
L	Review of alterations to existing buildings shall take into consideration limitation and practical difficulties caused by the existing features and materials of the building.	*This building will be a new build.*

6 Ayes, 1 Nay (Member Balcerzak), Carried.

And be it further,

RESOLVED, that the architectural design for Alix Development, LLC is hereby approved and the Chairman is directed to so certify.

MOTION made by Alternate Marble, seconded by Member Thorman to approve the site plan for 6263 S. Transit Road, Alix Development, conditioned on the recommended changes in the building façade, modified elevation to incorporate façade differing height and adding amenities to the south side of the building conditional on review and approval by the Town Planner and Town Building Inspector before issuing a building permit, and to waive the Public Hearing.
7 Ayes, 0 Nays, Carried.

CASE #3 **4022 Lake Avenue – SBL #81.04-1-19 – Anthony Porter Jr., Owner –** Proposed bottle redemption center in existing structure. Public Hearing set for November meeting.

Member Conrad stated there is a muffler shop that has painted an ugly green color on the curbing in front of the shop and wonders if it could be changed to earth tones, as it really stands out. Town Building Inspector Belson stated they are aware of it and are looking into it.

MOTION made by Member Thorman, seconded by Member Few to adjourn. 7 Ayes, 0 Nays, Carried.