

**TOWN OF LOCKPORT
PLANNING BOARD
WORK SESSION
December 9, 2009**

PRESENT:

- | | |
|--|--|
| <input checked="" type="checkbox"/> R. Forsey | <input checked="" type="checkbox"/> R. Balcerzak |
| <input checked="" type="checkbox"/> R. Conrad | <input checked="" type="checkbox"/> W. Few |
| <input checked="" type="checkbox"/> R. Langdon | <input type="checkbox"/> B. Marble |
| <input checked="" type="checkbox"/> W. Thorman | <input checked="" type="checkbox"/> M. Wingard |

ALSO PRESENT:

- | | |
|--|--|
| <input checked="" type="checkbox"/> D. Seaman | Other: <input checked="" type="checkbox"/> <u> R. Cebulski </u> |
| <input type="checkbox"/> R. Klavoon | <input checked="" type="checkbox"/> <u> D. Rielly </u> |
| <input checked="" type="checkbox"/> B. Belson | <input type="checkbox"/> <u> </u> |

ABSENT:

- | | |
|---|---|
| <u> R. Klavoon </u> | <u> </u> |
| <u> </u> | <u> </u> |

Approval of minutes 11/18/09, 7 ayes – 0 nays – Approved.

Case # 1 - 4040 Lake Ave – SBL# 81.04-1-21.2 – Mael, Owner - G. Tomaino requesting a Special Use Permit. Tim Arlington, Apex Consulting, presenting. B-2 Zoning - Proposed storage units, G. Tomaino is proposing to move his appraisal business into existing house, demolition of existing garage and build four cold storage units, 10,400 sq. ft. in size. Project was sent to Zoning Board for front yard setback. Zoning Board has concerns over drainage and wanted Planning Board to address the issue. Project will return to the Zoning Board on December 22, 2009. Project will be in 2 Phases, Phase I - 2 building to the back & Phase II to be completed in 2-3 years. Drainage will be an underground detention storage system. System outlet will be in the southwest corner of the property. Rate of water drainage will be controlled and will drain west along ditch to undelineated wetland, wooded area. Lighting will be wall packs dark sky mounted on building. Additional trees will be added to site. Applicant will

include signage rendering, showing size and text per town code. Buildings are pre-engineered and color is to be specified for actions to be considered at Planning Board Meeting, December 16, 2009. SEQR, Special Use, Architectural Review & Site Plan, applicant to address Wendel's review and submit "finding required" S200-137 A-H – Public Hearing Notice.

Case #2 - 7195 Plank Rd. – SBL# 153.00-2-14 – Rapids Volunteer Fire Co., Inc. Ag. Res. Zoning - Special Use Permit for communication tower. Proposed 130 ft. communication tower for Rapids Vol. Fire Co to increase signal and LCTV antenna. Zoning Board variance approved for height of tower on Nov. 24, 2009. 3 actions to be considered at December 16, 2009 meeting. Special Use Permit, SEQR, Site Plan, Public Hearing Notice.

No further business, meeting was adjourned at 3:55 PM