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JUN 9 2010

**TOWN CLERK
LOCKPORT, NY 14094**

**TOWN OF LOCKPORT
PLANNING BOARD
WORK SESSION
June 9, 2010**

PRESENT:

<input type="checkbox"/>	R. Forsey	<input type="checkbox"/>	R. Balcerzak
<input type="checkbox"/>	R. Conrad	<input type="checkbox"/>	S. Carlson
<input type="checkbox"/>	R. Langdon	<input type="checkbox"/>	M. Kilroy
<input type="checkbox"/>	W. Thorman	<input type="checkbox"/>	M. Wingard

ALSO PRESENT:

<input type="checkbox"/>	D. Seaman	Other: <input type="checkbox"/>	Fred Frank
<input type="checkbox"/>	R. Klaveen	<input type="checkbox"/>	Bob Cebulski
<input type="checkbox"/>	B. Belson		

ABSENT:

D. Seaman
R. Conrad
R. Klavoon

Meeting was called to order at 3:30 PM.

**Case 1 5802 S. Transit Rd. - SBL #123.17-1-38.2 - B R
Associates Inc. - Lowell Dewey of C&S Engineers
presenting for Ripsaw Development - Site Plan Review**
for new Taco Bell. Proposal is to demo existing Long John Silvers Restaurant and build a new Taco Bell on site. Restaurant seating for 62 with drive-thru window. Stacking lane for drive-thru to eliminate crowding of vehicles. Storm water detention will be on site with outlet to drainage ditch at northwest corner. Lighting to be downward shoebox style. Discussion over direction of traffic in and out of S. Transit Rd. and recommendations to keep access to Strauss Rd. cross access open. Mr. Dewey will contact NYS DOT for their opinion. Water service will come from Strauss Rd. with sewer connection to remain as

is. Screening to be around dumpster in back of property.

Application to ZBA has been submitted (June 22, 2010 meeting) for lot frontage. Required is 125', existing is 82.4'. Also for setback of building requiring 100', 113' proposed to allow for drive thru. This project requires Special Use Permit because of drive thru and applicant has submitted finding. CCOD also requires pedestrian cross walks and needs to be shown on Site Plan. Engineering review has been completed with minor issues to be addressed. Information will be provided to Lowell Dewey. Public Hearing to be set for Special Use Permit. Architectural plan has been submitted with comments from Fred Frank, Town Planner. Stone and masonry are shown with window treatments, as well, as wall treatments. Colors are camel back walls with amber wave accent on arches. Architectural review will be finalized at the next meeting.

**There being no further
business, meeting adjourned
at 4:15 PM**