

**TOWN OF LOCKPORT
PLANNING BOARD
WORK SESSION
October 13, 2010**

RECEIVED

OCT 19 2010

TOWN CLERK
LOCKPORT, NY 14094

PRESENT:

<input checked="" type="checkbox"/> R. Forsey	<input checked="" type="checkbox"/> R. Balcerzak
<input checked="" type="checkbox"/> R. Conrad	<input checked="" type="checkbox"/> R. Langdon
<input checked="" type="checkbox"/> M. Kilroy	<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"/> D. Reilly
<input checked="" type="checkbox"/> R. Klavoon	
<input checked="" type="checkbox"/> B. Belson	

ABSENT:

S. Carlson

Meeting called to order at 3:30 PM

MOTION made by Member Conrad, seconded by Member Thorman to approve the September 15, 2010 minutes. 7 Ayes, 0 Nays. Carried.

Case #1 6718 Lincoln Ave. – SBL #124.03-1-4.11 – Doug Wallace,
Presenting – Proposal to relocate Pathway Christian Book Store & Gifts. Proposal to take existing residential home located in a B-1 Zoning District and convert to Pathway Gift Store. The existing 1,261 sq. ft. building will be remodeled and a new addition of 1,119 sq. ft. will be added. (total 2,380 sq. ft.)
Area variance will be needed for lot less than required frontage of 125 sq. ft. in a B-1 Zone. Lot size is 76.73 x 289.04. Applicant applying for area variance (October 26, 2010). Site Plan shows existing structure and new addition.
Parking shown will consist of 4 spots in the front with 1 spot for handicap parking. There will be an additional 8 spots in the back of the building.
Willow trees on north west side of property to remain. Six large trees in back will remain and overgrown brush will be removed.
Drainage ditch on south and west side of property will be cleaned out and will drain north on west side to storm sewer.

Siding on front of building will be hand cut stone gray vinyl siding with regular vinyl siding to match on remainder of building. Roof shingles to be 2-tone gray.

New flowerbed will be around new signage at front of property. Miniature spruce trees will be planted in front of building and also on the west side of the front parking lot.

1. SEQRA: Revealed that the action is an unlisted action and based on the EAF, it will not have a significant adverse affect on the environment. **MOTION** by Member Langdon, seconded by Member Kilroy 7 ayes, 0 nays. Carried.
2. Resolved that the public hearing be waived: Motion by Member Conrad, seconded by Member Thorman. 7 ayes, 0 nays. Carried.
3. Architectural review: Motion to determine on totality of material presented and rendering by HDS Design and Drafting Inc. and catalog cut sheet, that the style is compatible and fits with the surrounding area and improves the overall appearance of the neighborhood. Independent architectural review is not necessary. The alteration to existing building is a significant improvement, a certificate of compliance is directed to be issued by the chairman. **MOTION** by Member Thorman, seconded by Member Conrad 7 ayes, 0 nays. Carried.

MOTION to approve Site Plan as submitted including general Site Plan proposed and architectural design by HDS Industrial Design and Drafting Inc. dated 9/17/10 and landscaping plan dated 9/6/10 by HDS Design. **MOTION** by Member Langdon, seconded by Member Kilroy. 7 ayes, 0 nays. Carried.

Being no further business, the meeting was adjourned at 4:02 PM