

**TOWN OF LOCKPORT
PLANNING BOARD
WORK SESSION
January 12, 2011**

PRESENT:

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

ALSO PRESENT:

- | | |
|--|--|
| <input checked="" type="checkbox"/> D. Seaman | Other: <input checked="" type="checkbox"/> A. Reilly, Tn. Planner |
| <input checked="" type="checkbox"/> B. Belson | <input checked="" type="checkbox"/> C. Chapman |
| <input checked="" type="checkbox"/> R. Klavoon | |

ABSENT:

- | | |
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| <input checked="" type="checkbox"/> R. Balcerzak | <input checked="" type="checkbox"/> W. Thorman |
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Meeting called to order at 3:30 pm.

MOTION by Member Langdon to approve the December 8, 2010 Minutes, Seconded by Member Conrad. Approved.

Case #1 **7084 Chestnut Ridge Rd. – SBL #110.01-1-33 – Scapelliti’s Super Store, Owner – Tim Arlington, Apex Engineering Presenting, Tim Mulvey Representing Mulvey Construction.** Brief explanation of project. All improvements to be constructed behind existing building. Additional parking has been added for a total of 21 spaces. A drive-up window has been added with stacking for 10 cars. This will require a Special Use Permit with findings as well as a Public Hearing. New detention pond will be added and will drain into a 5’ ditch on west side. Landscaping does not meet Town requirements, therefore, trees will be added to the east side of the property. New grinder pump with a forced main will be installed on site. Septic system will be removed. Required variances: Side yard setbacks require 100’, proposed is 52’, front setback requires 100’ maximum, proposed is 125’, additional landscaping required, abutting R-1 districts require screening. SEQRA will be addressed at ZBA meeting. Public Hearing called for on February 16, 2011.

Case #2 **6157 S. Transit Rd. – SBL #138.00-1-26.1 – Basil Toyota, Owner. William Wincott, D.R. Chamberlain, Presenting.** Final approval will be presented at the January 19, 2011 meeting. Site Plan has been reviewed, and Wendel Town Planner & Town Engineer are satisfied. Waiver for building setback. Niagara County recommended approval on December 20, 2010.

Resolutions for SEQRA, Site Plan, Architectural Design to be presented at the January 19, 2011 meeting.

- Case #3** **7143 Akron Rd. – SBL #124.03-2-46.2 – K. Schaffer, Owner.** Returning for subdivision approval of 12.9 acres into 10 parcels. Approved with condition, to be sold to adjoining properties, cannot be built on due to most of the property is wetland.
1st MOTION: make determination that it is an unlisted action under SEQRA and will not have an adverse effect on the environment. Motion to approve by Member Carlson, seconded by Member Kilroy. Approved.
2nd MOTION: Approved subdivision as presented with condition that lots are not approved for building purposes and only as an addition to adjacent properties. MOTION to approve by Member Carlson, seconded by Member Conrad. Approved.
- Case #4** **5673 S. Transit Rd. – SBL #123.13-2-27.1 – Empire Improvement (T. Lederhaus) Owner.** Niagara County recommended approval on December 20, 2010. MOTION to approved amended Site Plan presented based on the findings that it is a Type II Action under SEQR condition that right turn only and limited to delivery service vehicles. MOTION to approve by Member Langdon, seconded by Member Kilroy. Approved.
- Case #5** **1060 Robinson Rd. – SBL #138.00-1-62.2 – B. Benedict, Owner – Dan Blamowski, Presenting for Kelton Ent. (Tim Hortons).** Proposed site submittal for Tim Hortons. Site will have full access across from Brockton Dr. with right in/out on east end of property. 33 parking spaces provided with 21 vehicle stacking for drive-thru lane and escape lane. Engineering design is to use drainage ditch on east side of property.
Project is before NYSDOT for traffic study. Wendel would like to see truck template for delivery trucks shown on site. Will return on February 16, 2011. Requesting that Public Hearing be called at the January 19, 2011 Planning Board Meeting.

Being No Further Business,
Meeting was Adjourned at 4:32 PM