

TOWN OF LOCKPORT
PLANNING BOARD MINUTES
February 16, 2011

PRESENT: Robert Balcerzak
Robert Langdon
Mark Kilroy
Rodney Conrad
Scott Carlson, Appointed Alternate
Richard Forsey, Chairman

ABSENT: Morris Wingard
Walter Thorman

ALSO PRESENT: Brian Belson, Senior Building Inspector
Fred Frank, Town Engineer
Daniel Seaman, Town Attorney
Jane Trombley, Secretary

The February 16, 2011 Planning Board meeting was called to order at 7:00 pm by Chairman Forsey who then led the Pledge of Allegiance. Member Carlson was appointed a full voting member due to the absence of Members Wingard and Thorman.

MOTION made by Member Carlson, seconded by Member Conrad to approve the January 19, 2011 minutes. 6 Ayes, 0 Nays, Carried.

CASE #1 **1060 Robinson Road – SBL #138.00-1-62.2 – Barbara Benedict, Owner, Kelton Entertainment, Applicant.** Site Plan Review, Public Hearing, Special Use Permit for Tim Horton's Restaurant. Dan Blomowski, engineer presenting with Bob Bender and David Beaton from Tim Horton's. Chairman Forsey opened the Public Hearing and asked if there are any changes. Mr. Blomowski handed out an updated site plan stating the stacking lane will be around the perimeter and can hold 21 cars before impacting parking. Mr. Blomowski stated they changed the right in and right out to full access, added trees on the frontage, a sidewalk from the store front to the edge of the road and covered the piping in the ditch. Mr. Blomowski stated the updated design is specific for this site and the signage will be submitted separately. Mr. Bender stated they may also have to add an exit door through one of the windows.

Member Kilroy asked if there is going to be lighting along the sidewalk by Route 93. Mr. Blomowski stated there isn't any in the plans, but there will be lighting from the store.

Member Conrad asked if there will be signage, other than on the pavement for exiting. Senior Building Inspector Benson stated entrance and exit signs would be helpful.

Member Conrad asked how many will be seated and Mr. Blomowski stated 25 seats, with 42 spaces for parking and the employees will be parking in the back.

Senior Building Inspector Benson stated it is not favorable to have lighting come off the site. Mr. Bender stated there is no spillage on the plan and noted they own the property on both sides of the site, and don't currently have any plans for it.

Member Kilroy inquired about waiting until the DOT does a traffic and safety survey before acting. Attorney Seaman stated their study may not be done for a couple of years.

Chairman Forsey asked for Public Comment.

Julie Hylkema of 6599 Dysinger Road stated she would like to see it and wondered where it will be located on Robinson Road. She was shown the map.

Hearing no further comments, Chairman Forsey closed the Public Hearing and stated it had been requested by the applicant not take action until next month's meeting.

CASE #2 **7084 Chestnut Ridge Road – SBL #110.01-1-33 – Scapelliti's Super Store, Owner** – Site Plan Review, Public Hearing, Special Use Permit. Tim Arlington presenting. Mr. Arlington stated he can't give the building elevation until the tenant is identified, and the landscaping has not changed.

Member Balcerzak asked where the fuel tanks will be located. Mr. Arlington stated they are on the NE part of the site and won't be moved, that the changes are mostly south of the current building. Mr. Arlington requested that action be delayed until he can come forward to ask for further action.

Town Engineer Frank stated there are no engineering issues at this time.

Hearing no Public Comment, Chairman Forsey closed the Public Hearing.

CASE #3 **5687 South Transit Road – SBL #123.13-2-56 – Hospitality West (Pizza Hut)** – Site Plan amendment for cross access. Approved at Work Session

MOTION made by Member Carlson, seconded by Member Conrad to adjourn. 6 Ayes, 0 Nays, Carried.