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TOWN OF LOCKPORT
PLANNING BOARD
WORK SESSION
April 13, 2011

PRESENT:

- ☑ **R. Forsey**
- ☑ **R. Conrad**
- ☑ **R. Langdon**
- ☑ **W. Thorman**
- ☑ **R. Balcerzak**
- ☑ **S. Carlson**
- ☑ **M. Kilroy**
- ☑ **M. Wingard**

ALSO PRESENT:

- ☑ **D. Seaman**
- ☐ ~~**R. Klavoon**~~
- ☑ **B. Belson**

Other: ☑ A. Reilly, Wendel

Meeting was called to order at 3:30 PM.

Motion by W. Thorman to approve the minutes of the February 16, 2011 work session, seconded by member R. Conrad. 7 ayes - 0 nays, Approved.

Case #1 7084 Chestnut Rdg. Rd. - SBL# 110.01-1-33 - Scapelli's Super Store. T. Arlington, Presenting - Proposing to demo existing store and build new store.
Project received engineering approval with condition of architectural approval at the Feb. 16, 2011 meeting. Site plan approval and special use permit deferred for further action. Building to be brick veneer on all four (4) sides with hip-style roof. Roof on south side will have flat area to house mechanical equipment. The project will have a drive-thru for tenant and the design was based on a similar project based in Ransomville. Front of site will remain the same and the drive-thru is for tenant only. The ordering speaker will be in the back of the building just east of rear sidewalk. Architectural review design standards reviewed by F. Frank from Wendel. SEQRA was addressed by the Zoning Board of Appeals. A determination of non-significance was issued.

Motion by Member Wingard, seconded by Member Langdon:

BE IT RESOLVED, that this Board accepts and adopts the following conclusions regarding architectural design:

ARCHITECTURAL DESIGN STANDARDS – CRITERIA A-L		
A	Building Materials, variation of relief, architectural styles, colors, compatibility of amenities including awnings, signs, lighting, and landscaping in relation to architectural design.	*The exterior finish of the proposed building will be brick with vinyl siding on the peaks. The building includes windows along the front of the building. The building offers variation in building materials, rooflines, and colors. The building does not contain awnings or building lighting.*
B	The surrounding area and the building located in the surrounding area, potential and existing development of the area, and compatibility of architectural design.	*The building is centered on the site and is surrounded by parking. There is likely no potential for other development on the site. The building design is compatible with the residential character of the surrounding area.*
C	Overall aesthetic enhancement of the Town and its various districts.	*The building is an improvement over the existing building on the site, and offers an aesthetic enhancement to the Town.*
D	Corporate signature styles or prototype buildings shall not be of paramount importance and shall not override other considerations given weight by the Planning Board.	*This building does not use any corporate designs or styles.*
E	Architectural design for multiple buildings shall not be integrated for general period, style, coloration and thematic compatibility.	*The building is stand alone and is not meant to be integrated with other buildings. There are multiple retail uses within the building.*
F	Architectural design shall not be limited to any period, but due consideration shall be given to local, commercial, industrial and governmental architectural style during the historic development of Niagara County from the 1820's through the 1920's.	*The proposed building design does not incorporate features of Niagara County's historic development and is not representative of any period.*
G	Corporate logos, patterns, designs identifying details, color and shapes shall be reviewed for architectural and design compatibility and aesthetics and may be required to be deleted or modified when in conflict with acceptable design standards, except when incorporated into allowed signage, pursuant to Chapter 200, Article XXIV.	*The building elevations do not show any corporate logo or other identifying details. Any corporate logos will conform to signage requirements.*

H	When necessary, the Planning Board may require justification of design element by written documentation, including narratives, by the applicant's architects or design engineers.	*Additional justification is not required for any design element.*
I	The Planning Board may require independent architectural evaluation by an architect or such other planners or experts as it determines at the applicant's expense, provided no such evaluation shall cost in excess of one-half of one percent of average per square foot building costs for structure of similar type, as determined by the Building Department of the Town of Lockport, based upon the square footage of the proposed structure.	*Independent architectural evaluation is not required for any design element.*
J	New or altered buildings shall not be so at variance with either the exterior architectural appeal and functional plan of the structure already constructed or in the course of construction in the immediate neighborhood or the surrounding area as to cause a substantial likelihood of depreciation in property values.	*The existing building on the site will be demolished to make way for the new building. The new building will be more in character with the surrounding neighborhood.*
K	New or altered buildings shall not be so detrimental to the desirability, property values, or development of the surrounding areas as to cause harmful effects by reason of excessive similarity, excessive dissimilarity, or appropriateness in relation to established character or other structure in the immediate area or neighboring areas.	*The proposed building does not exhibit characteristics that are assumed to create a detrimental situation or negatively impact the surrounding property values in the immediate area.*
L	Review of alterations to existing buildings shall take into consideration limitation and practical difficulties caused by the existing features and materials of the building.	*The existing building on the site will be demolished to make way for the new building. Several variance were granted by the Zoning Board of Appeals in order to allow for redevelopment of the site.*

And be it further,
RESOLVED, that the architectural design for Scapelliti's is hereby approved and the Chairman is directed to so certify.

Motion made by Member Kilroy and seconded by Member Carlson:

This Board adopts as its findings the proposed findings of the applicant relative to the granting of a special use permit as set forth in the letter dated January 19, 2011, and hereby grants a special use permit for the project and further approves the site plan as depicted on plans dated February 3, 2011, and supplemented by the Architectural rendering of the exterior of the proposed premises dated April 1, 2011.

7 ayes - 0 nays, approved.

Case #2 5682 S. Transit Rd. - SBL# 123.13-1-8 - Pine Partnership/Ripsaw Development, D. Dombrowski, Presenting.

Proposal to convert existing building formerly Wendy's/Cingular One into a new KFC Restaurant. A. Reilly stated there were no engineering issues and the items to be addressed are architectural review & landscaping of site. The proposed design is the KFC 2020 Vision Design. Issues addressed by the board were the lack of stone or brick around bottom of building. Board would like to see something more in line with architectural standards with different elements. Landscaping per code requires trees to be planted along front of property. Signage to be addressed at front of property, monument is required by code and can be incorporated with landscaping.

Being no further business,
Meeting was adjourned at 4:03 PM