

**TOWN OF LOCKPORT
PLANNING BOARD
WORK SESSION
July 13, 2011**

PRESENT:

R. Forsey, Chr.
S. Carlson, Alt.
R. Langdon
W. Thorman

R. Balcerzak
M. Kilroy
M. Wingard

ALSO PRESENT:

B Belson

F. Frank

ABSENT:

D. Seaman
R. Klavoon

R. Conrad

Meeting called to order at 4:00 PM.

Approval of June 22, 2011 minutes. 7 ayes – 0 nays – Carried

Alternate Member Carlson appointed as voting member.

1. **4883 IDA Park Dr. – SBL# 108.00-1-34.111 – Introl Design – Pat Darrow, MPD Architects, Presenting.** Returning from the June 22, 2011 meeting. Proposing to build an 11,158 sq. ft. office/manufacturing facility. Parking has been moved from the front of building to north and east sides and shown on revised Site Plan dated 5/16/11. Chris Chapman, engineer for Wendel has approved Site Plan and Engineering plans dated July 11, 2011. **MOTION** to wave Public Hearing by Member Carlson, seconded by Member Wingard. 6 ayes – 1 abstained. Carried
MOTION to approve architectural design standards submitted by Wendel “Exhibit A” by Member Wingard, seconded by Member Langdon. 6 ayes – 1 abstained. Carried.
MOTION to approve Site Plan dated 5/16/11 as submitted by Member Thorman, seconded by Member Carlson. 7 ayes – 0 nays. Carried.
2. **6655 S. Transit Rd. – SBL# 152.03-1-4 – Lockport Drive-In** – Prior approval on February 21, 2008 to construct new concession stand/restrooms and film projection area. Seeking re-approval of project “Exhibit B” dated February 21, 2008, Case #5. **MOTION** to approve project as submitted in the minutes of “Exhibit B” by Member Langdon, seconded by Member Kilroy. 6 ayes – 1 nays. Carried
3. **5775 S. Transit Rd. – SBL# 123.13-3-9 - Heinrich Chevrolet**, At request of Applicant, no action needed for today’s meeting. Site Plan discussion held, Board wants to see trees planted along S. Transit Rd. and the architecture design to be more in line with the Town Design Standards. Tabled till the August 10, 2011 meeting.

Being no further business,
meeting adjourned at 4:30 PM

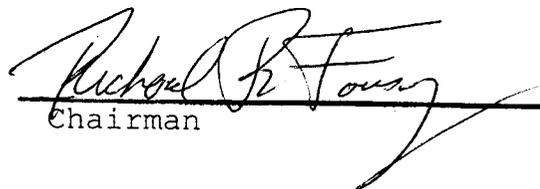
There will be **no** July 20, 2011 meeting.

Next Planning Board work session to be held on August 10, 2011 @ 4:00 PM

TOWN OF LOCKPORT

CERTIFICATE OF COMPLIANCE

I HEREBY CERTIFY that the proposed site plan on the property owned by INTROL DESIGN 4883 IDA PARK DR., Lockport, New York, as set forth in the application before the Planning Board has been approved as to architectural design by the Town of Lockport Planning Board.


Chairman

DATED: 7/13/2011

1

Introl Design, Inc.

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.	<i>The exterior finish of the proposed building will consist of brick veneer and metal composite panels on the front façade of the building facing IDA Park Drive. The northeast and southeast facades of the building facing the rear of the site will consist of metal siding. The front entrance will be flanked by brick columns.</i>
B	The surrounding area and the building located in the surrounding area, potential and existing development of the area, and compatibility of architectural design.	<i>The building is compatible to other industrial buildings located within the Town of Lockport Industrial Park.</i>
C	Overall aesthetic enhancement of the Town and its various districts.	<i>The proposed building will likely result in an overall aesthetic enhancement to the site and to the overall entrance of the Town of Lockport Industrial Park.</i>
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.	<i>This building does not consist of a corporate or prototype architecture.</i>
E	Architectural design for multiple buildings shall not be integrated for general period, style, coloration and thematic compatibility.	<i>The proposed project is not designed around a particular period or theme and does not involve multiple buildings.</i>
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.	<i>The proposed building design does not incorporate features of Niagara County's historic development.</i>
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.	<i>Corporate logos will not be incorporated into the architecture of this building. This building will be constructed in an L shape, giving enhancement to the entrance.</i>

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.	<i>It is the opinion of the Town Planner that additional justification is not required for any design element.</i>
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.	<i>It is the opinion of the Town Planner that independent architectural evaluation is not required for any design element.</i>
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.	<i>The building is the only building on the site and will not be at variance with other buildings in the area as to depreciate property values.</i>
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.	<i>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.</i>
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.	<i>This project includes a new construction and does not consist of reconstruction to an existing building.</i>

Kristin Gamble of Advanced Design Group and Donald Kleinschmidt of Barden Homes presenting.

Attorney Seaman stated he would recuse himself from advising the Board on this project as he has an attorney/client relationship with Barden Homes.

Ms. Gamble stated they have a very preliminary sketch plan that is subject to change and that they are here for direction. Ms. Gamble stated they will not have sandwiches, but probably some muffins, and no walk ups, no inside seating, only drive thru. Ms. Gamble stated the coffee shop will have an inside bathroom for its employees, the shop will be called Fresh Brew, and will conform to signage requirements.

Town Planner Reilly asked if there are any drainage issues and Town Engineer Klavoon stated no, but probably a 239-M review will be required as this is a Type II action under SEQRA.

Chairman Forsey stated he would like the building to match the existing building and will have to be surveyed. Mr. Kleinschmidt stated they would.

Member Balcerzak asked why this location was chosen and Mr. Kleinschmidt stated they felt it would be a good location.

Member Kinyon asked if the drive thru is modeled after any local shop and Mr. Kleinschmidt stated no, after one in Montana.

CASE #5

6655 South Transit Road – SBL #152.03-1-4 – Lockport Drive – In –
Proposed construction of a new concession stand and film projection area – B2 Zoning – Site Review. Rick Cohen, owner Lockport Drive-In and Tim Arlington of Apex Consulting presenting. Mr. Arlington stated the existing snack bar was built in 1952 and needs to be replaced with a better concession stand and more restrooms as the drive in has expanded and now has four screens. Mr. Arlington stated there would be new water and sewer lines and when the new building is complete, the old one will come down. The front of the new building (towards Transit Road) will have the restrooms, the middle section will be the concession stand and the back side will be storage and the kitchen. Mr. Arlington stated the second story of the building is for the projectors with a separate entrance so the public can't get to it. Mr. Arlington stated there couldn't be a lot of glass by the restrooms for obvious reasons, nor by the projectors, but they are proposing some glass blocks. Mr. Cohen stated they sometimes have 900 cars on a weekend, and only 200 cars on a weekday, so the building is set up so half can be closed down, depending on the need.

Member Conrad asked if the restrooms are handicap assessable and Mr. Arlington stated yes, as well as some of the fixtures, doors and counters.

Member Conrad asked if there would be an elevator and Mr. Arlington stated no, the second floor is only for Mr. Cohen for the projectors.

Member Conrad asked about the colors and Mr. Arlington stated they are not definite, but the plan shows blue for the outline with split place block gray and salmon trim.

Mr. Cohen stated the intermissions are staggered so each movie has a different time, so everyone is not coming up at once. Mr. Cohen stated the concession stand would have a 50's atmosphere.

Ms. Braun stated from an engineering standpoint the water, drainage and sewer are all fine.

Member Kinyon asked what the timeline is for this project and Mr. Arlington stated, start it in the fall to be fully operable by the following spring.

MOTION made by Member Langdon, seconded by Member Few to waive the Public Hearing for 6655 South Transit Road, Lockport Drive-In, determine this an unlisted action under SEQRA, determine that the project will not have an adverse effect on the environment and waive the CCOD requirements of 25% landscape in front of the building, having a building within 175' of the road, having 2 accesses instead of one to eliminate stacking, based upon a determination that this is an existing site; the project is merely replacement of an existing building without significant site variation, and that conformance to the CCOD requirements would present an extreme difficulty to the applicant.

7 Ayes, 0 Nays, Carried.

MOTION made by Member Few, seconded by Member Kinyon to adjourn. 7 Ayes, 0 Nays, Carried.