

**TOWN OF LOCKPORT  
PLANNING BOARD  
WORK SESSION  
August 10, 2011**

**PRESENT:**

R. Forsey, Chr.	R. Balcerzak
S. Carlson, Alt.	R. Langdon
W. Thorman	M. Wingard
M. Kilroy	

**ALSO PRESENT:**

D. Seaman	R. Klavoon
B. Belson	F. Frank
C. Chapman	

**ABSENT:**

R. Conrad  
R. Klavoon

Meeting called to order at 4:00 PM, Alternate Member Carlson appointed voting member in the absence of Member Conrad.

Approval of the July 13, 2011 minutes made by Member Carlson, seconded by Member Langdon.  
7 ayes – 0 nays. Carried.

- 1. 5775 S. Transit Rd. – SBL# 123.13-3-9 – Heinrich Chevrolet, owner – T. Arlington, Apex Consulting, presenting.** Proposing new façade on front of existing building. The proposed addition on north side of building has been eliminated. Landscaping to be added to front of building and around front signage. Trees to be added to the green space on north side of building. SEQRA is Type II, no action is needed. Resolution to accept architectural design standards as presented in the revised plan and direct execution of a certificate of compliance by the Chairman. **MOTION** by Member Carlson, seconded by Member Kilroy. 7 ayes – 0 nays – Approved.  
**MOTION** to waive a Public Hearing and to approve Site Plan as presented with condition to modify landscaping on north side of building in green space with ornamental trees with 2 ½” caliber trunks, more than one tree is to be added. **MOTION** by Member Wingard, seconded by Member Carlson. 7 ayes – 0 nays – Approved.
- 2. 1010 Davison Rd. – SBL# 123.00-1-13.111 – Challenger Sports League – T. Arlington, Apex Consulting, presenting.** Proposing to install 2 baseball diamonds with rubber running surface. Project will include off-street parking for 24 vehicles. A sidewalk will connect the 2 ball diamonds with the parking lot. Parking lot to be paved, sufficient parking should be addressed, not sure 24 spaced is sufficient. Porta potty’s to be initially used. This project is in a Planned Unit Development (PUD), and project was not approved when PUD was approved. Project needs to be presented to Town of Lockport Board for modification of the PUD Development Plan. The Planning Board would like to see trees added to the site. Project is **TABLED** pending Town Board action.

3. **6187 Raymond Rd. – SBL# 152.00-1-3.122 – G. Carney, owner – E. Glover, Glynn Engineer, presenting.** Proposing to build .67-acre pond. Engineering has been approved by Wendel Engineering. Dirt to remain on site and be used around pond. Discharge is to be to the east to existing drainage ditch. Short SEQRA form has been presented and determined to be an unlisted action, and based on review of the Short Form Environmental Assessment Form (EAF), with a negative declaration pursuant to SEQRA with no adverse affects on the environment. **MOTION** by Member Carlson, seconded by Member Langdon. 7 ayes – 0 nays – Carried. **MOTION** to wave Public Hearing by Member Langdon, seconded by Member Carlson. 7 ayes – 0 nays – Carried. **MOTION** to approved Site Plan as submitted by Member Kilroy, seconded by Member Wingard. 7 ayes – 0 nays – Carried.
  
4. **6211 Crosby Rd. – SBL# 139.00-1-50 – Jason Phipps, owner – C. Kelkenberg, presenting.** Proposing to build 7,500 sq. ft. pond, 8.5 ft. deep. Dirt to be used as fill around new single-family house on site. Short SEQRA form has been presented and determined to be an unlisted action, and, based upon a review of the short form EAF, with a negative declaration pursuant to SEQRA with no adverse affects. **MOTION** by Member Kilroy, seconded by Member Wingard. 7 ayes – 0 nays – Carried. **MOTION** to waive Public Hearing made by Member Carlson, seconded by Member Langdon. 7 ayes – 0 nays – Carried. **MOTION** to approve Site Plan as submitted made by Member Wingard, seconded by Member Kilroy. 7 ayes – 0 nays – Carried.

Being no further business, meeting adjourned  
at 4:59 PM. Next meeting will be September 14, 2011  
@ 4:00 PM.