

TOWN OF LOCKPORT
PLANNING BOARD MINUTES
September 21, 2011

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LOCKPORT, NY 14094

PRESENT: Robert Balcerzak
Morris Wingard
Walter Thorman
Mark Kilroy
Rodney Conrad
Robert Langdon
Richard Forsey, Chairman
Scott Carlson, Alternate

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

The September 21, 2011 Planning Board meeting was called to order by Chairman Forsey, who then led the Pledge of Allegiance.

CASE #1 **6511 S. Transit Road – SBL #152.01-2-4 – Buffalo Bobcat, J. Freundeschuh, Owner.** Proposing new storage building. Tim Arlington of Apex Consulting presenting with Tim Freundeschuh. Mr. Arlington stated the County Planning Board has recommended approval of the plan and he has spoken with Chris Chapman at Wendel regarding the engineering issues and everything else is unchanged from the Work Session presentation. Mr. Arlington stated that this is a smaller project than the one that was approved in '04 and the building has been moved over slightly.

Chairman Forsey asked if the trees had been planted in '04 and Mr. Arlington stated yes, but they didn't hold up and will need to be redone. Alternate Member Carlson asked if a different variety could be planted. Mr. Arlington stated what they plant is generally a hardy tree.

Senior Building Inspector Belson asked what color the building will be. Mr. Freundeschuh stated terratone, which will be a close match to the existing building.

Member Wingard asked if the roof and sidewalls will be the same color and Mr. Freundeschuh stated yes.

MOTION made by Member Langdon, seconded by Member Kilroy to determine this is an unlisted action under SEQRA on the short form EAF, and to determine

that the action will not have a significant affect on the environment as all questions were answered in the negative. 7 Ayes, 0 Nays, Carried.

MOTION made by Member Thorman, seconded by Member Wingard to waive further Architectural Review as this is an accessory building that is hidden from sight, and to direct issuance of a Certificate of Compliance. 7 Ayes, 0 Nays, Carried.

Senior Building Inspector Belson stated he has received the County Planning Board recommendation of approval for the proposal.

MOTION made by Member Langdon, seconded by Member Conrad to approve the Site Plan conditional on having the four trees replanted. 7 Ayes, 0 Nays, Carried.

CASE #2 **6603 South Transit Road – SBL #152.01-2-10 – McKenzie Hall, R. Mielke, Owner.** Proposing temporary mobile kitchen. **WITHDRAWN.**

CASE #3 **1010 Davison Road – SBL #123.00-1-13.111 – Niagara Management Group, LLC, Owner.** (West side of Davison Road) Challenger Sports League proposing two baseball diamonds. Tim Arlington of Apex Consulting presenting. Mr. Arlington stated they have corrected the drainage issue and they don't feel fencing is necessary as it wouldn't really keep anyone out and further, the project is funded by a grant and there are not enough funds for fencing.

Member Conrad questioned the number of parking spaces. Mr. Arlington stated there are 19 and they feel that will be adequate. Senior Building Inspector Belson stated they are going to share parking with the Olmstead Building and the Olmstead will oversee the parking. Olmstead has approximately 50 parking spaces, so he felt parking was adequate for the project.

Alternate Member Carlson asked if they will be using buses. Mr. Arlington stated if a handicapped player needs one, but it will only be a small bus.

Attorney Seaman noted the project fits in with the PUD plan as it has evolved.

Member Conrad asked if there will be two diamonds and Mr. Arlington stated yes, the players are divided by age groups.

Chairman Forsey asked if the parking lot and sidewalks will be paved. Mr. Arlington stated yes, parking lot paved and concrete sidewalks.

Chairman Forsey asked if the entire field will be maintained and Mr. Arlington stated yes, it will be kept nice as they will be using it in the summer and spring, but not in the winter.

Attorney Seaman asked if the drainage has been taken care of and Mr. Chapman of Wendel Engineers, indicated that it has been resolved.

MOTION made by Member Thorman, seconded by Member Kilroy to determine that, based on the short form EAF submitted for the project, it is an unlisted action under SEQRA and there will be no significant adverse affect on the environment. 7 Ayes, 0 Nays, Carried.

MOTION made by Member Langdon, seconded by Member Thorman to waive the Public Hearing. 7 Ayes, 0 Nays, Carried.

MOTION made by Member Langdon, seconded by Member Thorman to approve the site plan dated 9-15-11. 7 Ayes, 0 Nays, Carried.

MOTION made by Member Wingard, seconded by Member Kilroy to adjourn. 7 Ayes, 0 Nays, Carried.