

TOWN OF LOCKPORT  
PLANNING BOARD  
April 17, 2013

PRESENT: Morris Wingard  
Mark Kilroy  
Richard Forsey, Chairman  
Walter Thorman  
Robert Langdon  
Scott Carlson  
Thomas Grzebinski, Alternate

ALSO PRESENT: Brian Belson, Senior Building Inspector  
Daniel Seaman, Attorney  
Jane Trombley, Secretary

ABSENT: Rodney Conrad

The April 17, 2013 Planning Board meeting was called to order at 7:00 pm by Chairman Forsey, who then led the Pledge of Allegiance.

**CASE #1**      **1010 S. Transit Road – SBL #122.00-2-6 – Caminocasa, Inc., Owner. Skyway Towers LLC, Matthew Kerwin, Hiscock & Barclay, Presenting.** Proposing Verizon cell tower. Set for Public Hearing at work session.

**CASE #2**      **IDA Dr. – SBL #108.00-1-34.211 – Yahoo Inc., Owner – Orest Ciolko of Wendel Duchscherer, Presenting with Paul Bonaro, Director of Yahoo and Gregg Percich of PKJB.** – Proposing Data Center Expansion. Mr. Bonaro stated Yahoo has purchased 13 acres of land adjacent to the existing property for additional data storage, additional office space and a call center. He showed a rendering of the proposed administration building with the expansion to 320,000 square feet. Mr. Ciolko stated Yahoo now has about 43 acres with the original 30 and the recently purchased 13 acres and about 60% of it is covered in greenspace. The parking lot expansion will be phased in as employees are added, probably 120 spaces now and 320 later. Utilities are on IDA Drive currently and water would be brought in through a pump house for the fire hydrants and sprinkler system. The sanitary sewers would run through a lift station on the north end and there is also one on the northeast corner, owned by the Town. Mr. Ciolko stated that currently the property is bisected by a drainage ditch and power lines. NYSEG will relocate the poles along IDA Drive, the drainage ditch will be filled in and drainage redirected to a detention pond to the south that then flows east and south. The other drainage pond runs south, then to the west and the drainage will meet the requirements. Mr. Ciolko stated Phase I has one substation that services it and another one will be built to the north to service the new facility.

Chairman Forsey asked about access for the employees as the current road is being closed off. Mr. Percich said that there will be access through the existing roadway with an entrance at the South side of the property.

Mr. Kilroy asked about the 5 stories. Mr. Percich stated they want the 5 stories for possible future needs and the administration building is sized for offices, about 130,000 square feet.

Member Thorman asked about the height of the building. Mr. Percich stated about 65' to the roof with super structure to about 85' for penthouses, etc. Member Wingard stated a variance will be needed for that and Mr. Percich stated they have applied for it. Senior Building Inspector Belson stated they are on the agenda for next week.

Member Carlson asked what percentage will be occupied initially. Mr. Bonaro stated more than the first floor, but the building will allow for more office space in the future.

Chairman Forsey stated there is a color drawing with light green that he believes designates trees and Mr. Ciolko stated yes.

Town Attorney Seaman noted that the administration building and call center plans are not cast in stone at this point, but that the applicant is looking for full approval of the project instead of coming in at different times for the expansion and that they will be coming in with a full site plan.

Mr. Ciolko stated the water main loop and the roadway will be included in Phase I.

Member Wingard asked if the drainage and retention ponds are adequate and Mr. Ciolko stated yes. Attorney Seaman noted that the Town has engaged Apex Engineers as consultant also, to be sure it meets the criteria. Wendel has recused itself from any review activity because it is performing work for the applicant.

Member Wingard asked about the percentage of lot coverage.

Senior Building Inspector Belson stated the pump station and height of the building are both on the variance request.

**CASE #3**      **6179 Transit Road – SBL #138.00-1-25 – Mike Basil, Owner** – Proposing new Volkswagen dealership. William Wincott, Chamberlin Corp. presenting. Set for Public Hearing at work session.

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Chairman Forsey thanked Town Attorney Seaman for his years of service to the Board and the help he has provided, as this was his last meeting.

Town Attorney Seaman stated everyone that he has worked with over the years have been supportive of him and super to work with.

**MOTION** made by Member Kilroy, seconded by Member Thorman to adjourn. 6 Ayes, 0 Nays, Carried.