

TOWN OF LOCKPORT
PLANNING BOARD
June 18, 2013

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

ALSO PRESENT: Brian Belson, Senior Building Inspector
Michael Norris, Attorney
Jane Trombley, Secretary
Andrew Reilly, Town Engineer

ABSENT: Walter Thorman
Thomas Grzebinski, Alternate

The June 18, 2013 Town of Lockport Planning Board meeting was called to order at 7:00 pm by Chairman Forsey, who then led the Pledge of Allegiance.

CASE #1 IDA Drive. – SBL #108.00-1-34.211 – Yahoo Inc. – Tabled

CASE #2 6865 S. Transit Road – SBL #167.01-1-3 – Watson Properties, Owner – Mantelli Trailer Sales. Proposing Site Plan expansion of existing building. PUBLIC HEARING. Jim Klino presenting.

Chairman Forsey opened the Public Hearing. Hearing no comment, Chairman Forsey closed the Public Hearing.

Mr. Klino presented views of the existing property and adjacent property. Mr. Klino stated the original site plan with the 30' setback didn't really fit the property. The proposed front yard setback is to moderate from 30' in the front, to 12' to the south across the front of the building for approximately 200' and 40 to 45' by the trailer spaces, with the remainder being about 25'. Mr. Klino stated they have added a lot of landscaping to make up for the loss of setback in the front. Mr. Klino explained that this is a unique business for the Commercial Corridor Overlap District as they are selling very large RV trailers, several feet in length. The business needs several feet for safety to properly maneuver the RV trailers into the parking spaces. Due to this, the required 30' for display is an extreme difficulty. An 18,000 square foot building will augment the 2800 square foot building which will then exceed by about 5,000 square feet the allowable lot coverage. Phase III of the project is basically the same as it was before with the trailer area on the southeast side of the property. Provisions for the cross access will be made a part of the plans.

Member Carlson asked if the landscaping will be active in all phases. Mr. Klino stated it is planned for Phase I, unless they don't have time to get all the planting in by the end of the season as the final landscape plan has 50' beds every 50' and there will be ornamental grass around the base of the signs. There will be a few trees, but they are hard to have around trailers, Mr. Klino stated. Mr. Klino said they also want to have an area with a campsite like setting. The dumpsters will be in the north corner and won't be visible from the road. Mr. Klino stated they will have to have a fence all along the side so people won't be able to come in and steal the trailers. Mr. Klino stated they also will need a rear and side variance until they get a neighbor. Mr. Granchelli owns part of the neighboring property and the Town of Lockport, the rest.

Member Conrad asked how tall the trees will be. Mr. Klino stated about 6' and spread out about 60' apart. Member Conrad asked how tall the vegetation around the trailers will be. Mr. Klino stated a range of 3 to 6' and the new building will match the existing building.

Member Kilroy asked how we will know if we have lost anything from the previous drawings. Senior Building Inspector Belson stated Town Planner Reilly's firm is going over everything.

Town Planner Reilly stated there will be some Zoning variances required as the proposal only has 22.8% greenspace, but 25% is required and the total building square footage exceeds the maximum allowed. There are also CCOD waivers required as the proposal has the lot coverage at 77.2%, front parking setback reported as 12 and 25', side parking setback on the north side at 10', the rear parking setback is less than 10', landscaped medians are not provided in the parking lot and there is a stand of trees to be removed instead of preserved. Further, it is the opinion of the Town Attorney that variances from the Zoning Board are required for lot coverage and setbacks.

Member Carlson stated the front parking setback is for stationary trailers, not parking. Mr. Klino stated, correct.

Member Carlson stated he feels the project as presented makes sense. Member Langdon stated he feels it will be an improvement.

MOTION made by Member Carlson, seconded by Member Kilroy to recommend to the Zoning Board that the B1 Zoning variances #1 and #2 be approved (see attached). 6 Ayes, 0 Nays, Carried.

MOTION made by Member Langdon, seconded by Member Carlson to recommend to the Zoning Board that the CCOD variances Numbered 1 through 5, be approved (see attached). 6 Ayes, 0 Nays, Carried.

MOTION made by Member Carlson, seconded by Member Langdon to grant waivers for the CCOD variances #1 through #7. 6 Ayes, 0 Nays, Carried.

CASE #3 **5303 Crown Drive – SBL #108.00-1-42./A – B-K INVESTMENT CO. – Johnson Rose Corp. – Bill Wincott, D.R. Chamberlin, presenting.** – Proposing 10,460 sq. ft. addition. Mr. Wincott stated the building was erected about 15 years ago and then about 8 years ago an addition was added and now they need more warehouse space. Mr. Wincott stated Johnson Rose Corp. has basically kitchen items, they are a distributor, not a manufacturer and the parking won't change. Mr. Wincott stated the addition will be on the southwest corner.

Member Wingard asked if additional employees will be needed. Mr. Wincott stated maybe 1 or 2, so the parking won't really change.

Member Carlson asked how we ensure there will be a safe integration. Mr. Wincott stated the Building Inspector checks it out.

Member Wingard asked if there will be large trucks in and out regularly. Mr. Wincott stated yes probably 6 a day as the center services the entire country.

Senior Building Inspector Belson stated the construction drawings have been submitted.

Town Planner Reilly stated the code requires trees 30' on center and Mr. Wincott stated they are there.

MOTION made by Member Wingard, seconded by Member Kilroy to waive the Public Hearing for this project in accordance with 200-127B. 6 Ayes, 0 Nays, Carried.

MOTION made by Member Conrad, seconded by Member Kilroy whereas B-K Investment Company and Johnson Rose Corp. have submitted a complete application for the construction of a 10,460 square foot addition to their facility at 5303 Crown Drive in the Lockport Industrial Park, and

Whereas, the Town of Lockport Industrial Park has a completed Generic Environmental Impact Statement (GEIS), with Findings, and

Whereas, in accordance with SEQR, a project located within an area that has a completed GEIS must be reviewed against that GEIS and its Findings, and

Whereas, the Town of Lockport Planning Board has reviewed the materials submitted on this project against the GEIS and its Findings using a document entitled, "Supplemental Findings Statement Project Evaluation Form for Individual Projects", and found the project to be in conformance with the GEIS and findings.

Now, Therefore Be it Resolved, that the Town of Lockport Planning Board has determined that this project conforms to the conditions and thresholds established in the GEIS and its Findings statement, and therefore No Further Review is required under SEQR. 6 Ayes, 0 Nays, Carried.

MOTION made by Member Langdon, seconded by Member Kilroy to grant site plan approval:

Whereas, the Town of Lockport has received and reviewed an application from B-K Investment Company and Johnson Rose Corp. for the construction of a 10,460 square foot addition to their facility at 5303 Crown Drive in the Lockport Industrial Park, and

Whereas, based on the Planning Board, the Code Enforcement Officer, and its consultant's review, the Town has determined that the project is a permitted use in the Industrial district, and it meets all zoning requirements of that district, and

Whereas, the Planning Board and its consultant have reviewed the project against the Town's Site Plan requirements found in Article XVIII, and found the project in accordance with these requirements, and based on this review have not noted any potential public health and safety issues, and

Now, Therefore Be It Resolved, that the Town of Lockport Planning Board approves the Site Plan, in accordance with Article XVIII of the Code of the Town of Lockport, for the Johnson Rose addition at the proposed location with the following conditions:

1. The Final Site Plan must be approved by the Town Engineer.

6 Ayes, 0 Nays, Carried.

MOTION made by Member Wingard, seconded by Member Conrad to adjourn. 6 Ayes, 0 Nays, Carried.