

TOWN OF LOCKPORT
PLANNING BOARD
January 21, 2014

PRESENT: Adam Tyson, Appointed Alternate
Robert Langdon
Rodney Conrad
Scott Carlson
Wally Thorman
Richard Forsey, Chairman

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

ABSENT: Thomas Grzebinski
Morris Wingard

The January 21, 2014 Planning Board meeting was called to order at 7:00 pm by Chairman Forsey, who then led the Pledge of Allegiance. Chairman Forsey appointed Alternate Tyson as a full voting member due to absences.

MOTION made by Member Langdon, seconded by Member Thorman to approve the December 17, 2013 minutes. 6 Ayes, 0 Nays, Carried.

CASE #1 **4040 Lake Avenue – SBL #81.04-1-21.2** – Gerald Tomaino, owner. Proposing expansion of existing self-storage facility. Owner requests that Special Use Permit be amended. Tim Arlington, Apex Consulting presenting. Returning February 11th at 4pm for Public Hearing at work session.

CASE #2 **6612 Lincoln Avenue – SBL #123.00-1-12.2** – Muzz AGD, LLC owner. Lockport Chiropractic proposing new offices. Mike Seeley, Glynn Group presenting. Mr. Seeley stated he had spoken with Wendel Engineering regarding the drainage issues. Mr. Seeley stated he had located an 18” pipe to a storm drain, but couldn’t locate where it goes and that there is a catch basin on the west and it doesn’t connect to it. Mr. Seeley stated they are not proposing any changes to the drainage, unless it can be improved.

Member Conrad asked if the drainage, as it is now, would accept the flow. Mr. Seeley stated approximately 80% of the water goes off the property and there is no collection on the property now, but if there is capacity in the 18” pipe, they will tap into it.

Senior Building Inspector Belson noted the property had originally been one parcel with Hector's Hardware in the past and the storm sewer appears to go about half way back, then stops.

Member Carlson asked Mr. Seeley if he is concerned about the pipe that is capped and Mr. Seeley stated it is not a real concern, if it were they could uncap it and put a camera down to investigate.

Member Thorman asked if the whole lot is being repaved. Mr. Seeley stated they are focusing on the back where it really needs repaving, and striping and sealing the rest as it is in good condition.

Town Planner Reilly stated this is a Type II action, so it doesn't require SEQRA.

Attorney Norris stated he had prepared a resolution for this project.

MOTION made by Member Carlson, seconded by Member Conrad to approve the prepared site plan and architectural design resolution. 6 Ayes, 0 Nays, Carried. (Resolution attached at Exhibit "A")

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

EXHIBIT "A"

**RESOLUTION
SITE PLAN APPROVAL AND ARCHITECTURAL DESIGN
Muzz AGD, LLC**

WHEREAS, the Planning Board and its consultant have reviewed the Muzz AGD, LLC (Lockport Chiropractic Offices) 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

WHEREAS, the Planning Board has reviewed the architectural design of the project in accordance with Chapter 53 of the Code of the Town of Lockport, and received input from the Town's Consultant, and

NOW THEREFORE BE IT RESOLVED, that the Planning Board approves the architectural design project in accordance with Chapter 53 of the Town Code, and hereby directs the issuance of a Certificate of Approval by the Chairman, and

BE IT FURTHER 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 Muzz AGD, LLC Project to renovate an existing building at 6612 Lincoln Avenue, subject to the following conditions:

1. Subject to final engineer approval