

**TOWN OF LOCKPORT
PLANNING BOARD
WORK SESSION
February 11 , 2014**

PRESENT

- | | |
|--------------------------------|-------------------------------------|
| √ R. Forsey, Chr. | √ T. Grzebinski |
| √ R. Conrad (arrived at 4:13) | √ S. Carlson |
| √ R. Langdon (arrived at 4:13) | √ A. Tyson, Alt. |
| √ W. Thorman | <input type="checkbox"/> M. Wingard |

ALSO PRESENT:

- | | |
|-------------|-------------------------------------|
| √ M. Norris | <input type="checkbox"/> R. Klavoon |
| √ B. Belson | √ A. Reilly |
| | <input type="checkbox"/> C. Chapman |

ABSENT:

M. Wingard _____

1. A. Tyson appointed as a voting member.
2. Approval of January 14, 2014 minutes. Motion by W. Thorman, 2nd by T. Grzebinski
Carried unanimously.
3. 4040 Lake Ave. – SBL# 81.04-1-12.2 – Gerald Tomaino, owner. Proposing expansion of existing self-storage facility. Special Use granted April 14, 2010, to be amended. Tim Arlington, Apex Consulting presenting.
Proposed project is to add 10,600 square feet of storage units. Wendel Engineering has completed their second review and recommends approval of this project.
Special Use permit requires a Public Hearing. R Forsey opened the Public Hearing.
No comments were submitted or heard. Public Hearing closed.

Mike Norris, Town Attorney submitted a SEQRA Resolution for consideration(Exhibit A), T Grzebinski asked to wave reading of SEQRA resolution. There was no objection to wave the reading and read Parts 2&3 of the Short Environmental Assessment Form with recommended responses that the project is an Unlisted Action and a Negative

Declaration needs to be issued under SEQRA, that the project will not adversely affect the environment. The Board weighed the proposed response of Part II & III and there were no questions or concerns raised by Board members with proposed responses. Motion by S. Carlson, 2nd by A Tyson to approve SEQRA Resolution. Approved unanimously.

Mike Norris, Town Attorney submitted Architectural Design Resolution, for consideration (Exhibit B).

The Planning Board hereby approves the design as submitted and directs the issuance of a Certificate of Compliance. Motion by T. Grzebinski, 2nd by S. Carlson. Approved. Unanimously.

Mike Norris, Town Attorney submitted Special Use Permit Amendment (Exhibit C) for consideration.

The Special Use Permit dated April 14, 2010 is hereby amended to allow the aforementioned required expansion and improvements. Motion by S. Carlson, 2nd by T. Grzebinski. Approved unanimously.

Mike Norris, Town Attorney submitted Site Plan Resolution (Exhibit D) for consideration, that the site plan dated December 12, 2013 is hereby approved.

Motion by S. Carlson, 2nd by A. Tyson. Approved unanimously

Board members R. Conrad and R. Langdon arrived at this time.

4. 5365 Crown Dr. – SBL#108.00-1-34.211 – Yahoo! Inc. , owner, proposing to amend site plan approved September 7, 2013. Orest Ciolko, Wendel Engineering presenting. Tim Arlington, Apex Consulting, appointed Town of Lockport engineer for this project.

Proposing to expand building square footage to 271,000 from 242,000 and increase parking from 240 to 430 spaces.

Tim Arlington, submitted second review of Yahoo Data Center BF2- February 10, 2014 and recommends the Planning Board approves this project and to have updated plans be submitted to the Building Department.

Mike Norris, Town Attorney submitted a Resolution for consideration to Wave Public Hearing

(Exhibit E), as a Public Hearing was held for the initial site plan approval, that the proposed changes are minor in the scope of the overall project, and that Public Hearing for the amended site plan proposal is hereby waived.

Motion by R. Conrad, 2nd by R. Langdon. Approved unanimously.

Mike Norris Town Attorney submitted SEQRA Resolution Yahoo! Inc., BF2 Phase Amended (Exhibit F) for consideration. Board members considered and weighed the amended Proposed Supplemental Findings Statement as updated on February 5, 2014 in conjunction with the Generic Environmental Impact Statement for the Town Of Lockport Industrial Park and found:

1. The requirements of 6 N.Y.C.R.R. part 617 have been met;
2. Consistent with the social, economic, and other essential considerations from among the reasonable alternatives available, the action is one which avoids or minimizes adverse environmental impacts will be avoided or minimized by incorporating as conditions to the decision those mitigation measures which were identified as practicable.

Motion by R. Conrad, 2nd by T. Grzebinski, to adopt the determination.

Approved unanimously.

Mike Norris, Town Attorney submitted Yahoo! Inc. BF2 Amended Site Plan Resolution (Exhibit G) for consideration: Based on the overall review of the revised Site plan, and after recommendation by the Town's Engineer (Apex) by letter dated February 10, 2014 for this Project, the revised Site Plan, as submitted, is hereby approved, subject to final approval of the Town's Consulting Engineer (Apex) for the drainage system. Motion by R. Langdon, 2nd by R. Conrad, Approved unanimously.

Richard Forsey announced that there will not be a meeting on February 18, 2014 at 7:00 PM.

Being no further business, meeting adjourned at 4:33 PM.