

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

PRESENT

√ R. Forsey, Chr.
√ R. Conrad
√ R. Langdon
 W. Thorman

√ T. Grzebinski
 S. Carlson
√ A. Tyson
√ M. Wingard

ALSO PRESENT:

√ M. Norris
√ B. Belson

R. Klavoon
√ A. Reilly
 C. Chapman

ABSENT:

W. Thorman _____

S. Carlson _____

1. Chairman Forsey appointed A. Tyson as a voting Member.
2. Approval of February 11, 2014 Minutes. Motion by R. Conrad, 2nd by T. Grzebinski, Approved.
3. 5827 S. transit Rd. – SBL# 123.17-1-7.1/A – BG Lockport II LLC, owners. Proposing to change façade of empty tenant space, Sears Store, for new tenant, TJ Maxx. Matt Famiglietti, R&P Oak Hill Development presenting.
Project entails building new exterior storefront, enclosing existing truck dock and adding compactor pad and compactor at the rear of building. Two existing entrances will be filled in and new store entrance will be added to center of store front.
The existing gabled store front will be squared off and will remain the same width and height. Existing raised truck dock platform will be enclosed with new masonry walls and 8x8 rollup door. A compactor will be added to the west side of truck dock. There are no proposed changes to the parking lot on north side of building.

The project is a Type II under SEQRA and no further review is required.

Three resolutions are required:

1. To wave Public Hearing for site plan review. Motion by T. Grzebinski 2nd by R. Langdon. Approved unanimously
2. Architectural Design: architectural design, colors and styles are compatible with and will contribute to the overall areas of the Town of Lockport.

The Planning Board hereby approves the design as submitted and directs the issuance of a Certificate of Approval by the Chairman. See Architectural and Design resolution. "Exhibit A".

Motion by M. Wingard, 2nd by R. Langdon. Approved unanimously.

3. Site Plan: based on the overall review of the Site Plan, dated February 21, 2014 and after recommendation by the Town's Consulting Engineer for this project, the Site Plan, as submitted, is approved with 1 condition, that operation of the trash compactor will only be used during store business hours being open to customers. Motion by, R Conrad, 2nd by M. Wingard. Approved unanimously.

Drew Reilly informed the Planning Board members of the work that is to be done on the Comprehensive Plan and will be submitting the existing plan for the Boards review. A time in the future will be scheduled for comments.

Being no further business, the meeting scheduled for March 18, 2014 is cancelled. Motion to adjourn at 4:36 PM, Motion by R. Conrad, 2nd by M. Wingard. Approved unanimously.