

TOWN OF LOCKPORT
PLANNING BOARD
April 15, 2014

PRESENT: Adam Tyson, Appointed Alternate
Morris Wingard
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
Robert Langdon

The April 15, 2014 Town of Lockport 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 a full voting member due to absences.

- CASE #1** **5381 Stone Road – SBL #80.03-1-19.111.** Duane Carlton, owner. Proposing to subdivide 26 acre parcel into 3 large and 3 small parcels. 1 parcel is to be sold. Morgan Jones, Jones, Hogan & Brooks, LLP, presenting. Decision made at work session.
- CASE #2** **6695 S. Transit Road – SBL #152.03-1-35. William Heitzenrater, owner.** Proposing reuse of existing building for multiple tenants. Charlie Dahlke, Life by Design, presenting. Decision made at work session.
- CASE #3** **Westcott Lane – SBL #138.04-3-99 – C L & F Development, owner.** Proposing to amend site plan approved March 21, 2006, to a cluster development. Clifford Krumm, Greenman-Pederson presenting with Chad Rush, manager of Ryan homes. Mr. Krumm stated they had filed for 71 lots on 12-14-07 with 100' lot widths, but they have not been constructed. The homes they are proposing will all be set back at least 50' with a minimum of 20' between structures and at least 35' across, on 60' width lots. The pond has not been done yet but they are proposing a bark chip path around the pond with 3 benches, and about 20 trees scattered throughout. The northwest corner area will be for a community garden for the residents. Mr. Krumm stated the area where there are no trees will be an active field for children for football, baseball, etc. They will not be installing football posts or have backstop or bases there.

Chairman Forsey asked if they plan on seeding and mowing the green areas. Mr. Krumm stated yes, and the Homeowners Association would keep it cut.

Town Planner Reilly asked if there will be trees around the pond and Mr. Krumm stated they will be along the trail.

Member Conrad asked if the Board will be able to see the Homeowners Agreement and Attorney Norris stated he would need to see and review it. Mr. Krumm stated he feels that is a reasonable request.

Member Conrad asked why the pond was moved and Mr. Krumm stated it needed to be at the lowest level on the site and they will still have to deepen it. Mr. Krumm stated rock is closer to the surface on the east end at about 6'.

Member Conrad asked if there will be full basements and Mr. Krumm stated yes.

Mr. Krumm stated a determination has to be made on what the open areas will be used for before the final plat can be funded. Mr. Rush stated the Bowmiller development is always well kept by their Homeowners Association, and this will be similar, as the people are vested in it.

Chairman Forsey asked about there not being a turnaround at the west end. Mr. Krumm stated it is on the new plan and will be done in accordance with the Town regulations.

Member Conrad stated the children from the neighboring Harvest Ridge development will also use the open area. Mr. Krumm agreed that they may have friends coming over from the other development and stated the Homeowner's Association would be in charge of the rules for it.

Member Conrad asked if there are any developments that he could drive by to look at. Mr. Rush stated a similar development is Whispering Pines in Hamburg. Member Conrad felt that was too far away to check out. Mr. Rush will provide pictures.

Member Conrad asked if the developer is providing landscaping on the lots. Mr. Rush stated one tree on each lot and they also offer landscaping packages for purchase.

Member Conrad asked about the range of homes. Mr. Rush stated they range from a 1400 sq. ft. ranch to 2400 sq. ft. that are 35' to 40' wide. Mr. Rush said

Heather Woods built 21 homes that are the same as what is being offered here, with a price range of \$160,000 to \$190,000.

Member Carlson noted that the purpose of a cluster is to preserve open space that is beneficial to the Town as well as the residents.

Member Conrad asked if the roads will be dedicated to the Town. Town Planner Reilly stated they will be public roads. Member Carlson stated he doesn't think it looks integrated well and encouraged developer to consider additional access pond. Senior Building Inspector Belson stated some easements are shown on the Plan and 1,000 sq. ft. is required in the Town for homes.

Member Thorman asked how much the Homeowner's fee will be. Mr. Krumm stated about \$20.00 a month to cover insurance and mowing.

Member Conrad asked if the lots could be larger than 60' wide. Mr. Krumm stated that would be more costly in terms of infrastructure costs.

Member Wingard asked if there will be parking spaces by the green area. Mr. Krumm stated that isn't in the plans and would create problems.

Town Attorney Norris stated everyone should think about what was presented and visit some of the sites mentioned if possible, before any more feedback is provided.

CASE #4

Sherwood Drive (Meadow Brook Phase 4) – SBL #152.03-2-99 – 5937

Wynkoop Inc., owner. Proposing to amend a Site Plan approved July 22, 2009, to a cluster development. Attorney Norris left the meeting at this time as he has a conflict with this matter. His law partner, Daniel Seaman, is a principal in this project and Attorney Norris will not be providing any legal advice or input to Board members on this project. Alan Hopkins and Mike Metzger of Metzger Engineering presenting. Mr. Metzger presented the updated plans with the requested changes. The previous showing had not met minimum separation and these now comply. Mr. Metzger stated where the trees are being disturbed, they will be replanted. Dan Seaman stated they don't know the species yet, they are putting a lot of thought into it, but they will likely be flowering fruit trees like Pear.

Member Conrad stated the other houses don't have trees in front on the neighboring properties and wondered if this includes the other 2 lots. Mr. Seaman stated yes, but they are not part of the condominium development. The trees will be a minimum of 1 ½" per code.

Mr. Metzger stated the amenities in the open space will be active recreation instead of passive, with walking paths, a community garden and possibly a bluebird house.

Chairman Forsey asked if the open space will be a field or mowed. Mr. Metzger stated a mixture of things, they want to preserve the trees, meadowland, etc., with vegetation along the walking paths. Mr. Seaman stated they are expecting the owners to be mostly young and old, not really families.

Member Conrad asked the price range. Mr. Hopkins stated they will be starting at \$220,000 and Vintage Court, to the South has patio homes that are similar.

Member Carlson asked if they are traditional ranches and Mr. Metzger stated not necessarily, they start at 1400 sq. ft. Mr. Metzger stated clusters work because people have to buy into them, they have to want what is there, locked in.

Member Conrad asked if the development will make sense without the single family homes. Mr. Seaman stated yes, they believe so.

Town Planner Reilly asked if variances will be needed for the single family lots. Mr. Seaman stated probably, they are not sure yet.

Member Carlson asked if the walking trail will go all the way around. Mr. Metzger stated they have talked about it. Mr. Seaman stated people like their private space and people on the neighboring lots might not like a path at the back of their properties.

Member Carlson asked if anything is planned for the cul-de-sac. Mr. Metzger stated the Highway Superintendent didn't really want anything put in the cul-de-sac. Member Carlson asked about street lights. Senior Building Inspector Belson stated the Town generally puts lights on the corners. Mr. Seaman stated they really haven't discussed them yet.

Town Planner Reilly stated there will be a Public meeting on May 14th for preliminary ideas for updating the Master Plan and would like everyone to present their thoughts and ideas.

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