

**TOWN OF LOCKPORT
PLANNING BOARD
WORK SESSION
May 13 [√], 2014**

PRESENT

√ R. Forsey, Chr.	√ T. Grzebinski
√ R. Conrad	√ S. Carlson
<input type="checkbox"/> R. Langdon	√ A. Tyson
√ W. Thorman	√ M. Wingard

ALSO PRESENT:

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

ABSENT:

R. Langdon _____

1. R. Forsey appointed A. Tyson as a voting member.
2. Approval of minutes for April 8, 2014 and April 15, 2014
Motion by R. Conrad, 2nd by T. Grzebinski, approved unanimously.
3. M. Norris is requesting that the Work Session be moved to the 1st Tuesday of the month to allow more time to post notices for Public Hearings. Members of the Planning Board had no issues with the change. Motion by R. Conrad, 2nd by T. Grzebinski, approved unanimously.
4. 6510 Lincoln Ave. SBL# 123.00-1-9, Borowski Enterprises, owner, (Allie Brant Lanes).
Proposing to construct 18 hole miniature golf on west side of building.
Tim Arlington, Apex Consulting presenting, Jeanine Craddock, manager.
Miniature golf was designed by Harris Miniature Golf and the layout for the course will be 70 feet by 247 feet. The north side of course will be approximately 35 feet from the road and 20 feet +/- from the property line. Some of the brush on the west side of property will be removed and a swale will be installed to control runoff of water to Donner Creek. Rob Klavoon, Town Engineer from Wendel Engineering, has submitted comments with consideration for drainage issues that need to be addressed.
R. Conrad questioned hours of operation and the lighting that will be on the site. 4 pole lights are shown on the site and will be shielded. A light plan has been submitted. He also questioned accessibility for handicap, the course is ADA compliant for nine holes and access will be through the main entrance of the bowling alley.
A 4 foot decorative black fence will run the perimeter of the miniature golf course.
The project was submitted to Niagara County Planning Board, due to location next to the City of Lockport, and the board recommended approval of this project.

This project is in a B-1 Zoning district and outside activities require a Special Use Permit. Proposed findings have been submitted and a public hearing is required for SUP. Motion to call a Public Hearing for May 20, 2014 at 7:00 PM. Motion by M. Wingard, 2nd by R. Conrad, approved unanimously.

5. 6489 Wicks Rd. SBL# 81.04-1-24, A. DeChambeau, owner.
Jim Hibbard proposing Old Fashion Custard Stand (May-October).
The existing structure is a Pre-existing, Non-conforming use. The building Has been used for a used car dealership and has been vacant for several years. The project is in a B-2 Zoning District and appears to meet all zoning requirements. The project is on a State Highway and corner, and is required to be presented to Niagara County Planning Board. This is scheduled for May 19, 2014.
A patio roof will be added to the south side of building and an awning added to the west side of building which will be removed during the winter months. Rob Klavoon, Town Engineer from Wendel Engineering, has submitted comments with issues that will need to be addressed. Approval from NYSDOT for drainage and a work permit will need to be obtained from NYSDOT.
S. Carlson asked where the dumpster will be on the site? The dumpster is to be on the east side of building. Dumpster will need to be shown on site plan with screening. The location of the spaces was thoroughly look at by the Planning Board, due to The close proximity of the outlet and Route 78, being approximately 100 feet in distance. Overflow parking was also recommended for the back of parcel. Project requires a public hearing for site plan. Motion to call Public Hearing for June 3, 2014 at 4:00 PM. Motion by R. Conrad, 2nd by M. Wingard, approved unanimously.

6. Westcott Lane, SBL# 138.04-3-99 CL&F Development, owner.
Proposing to amend site plan approved March 21, 2006 to a cluster development. Leanne Voit, Greenman-Pedersen presenting, Elliot Lasky owner, also present. Applicant seeking general feedback on sketch plan concept before proceeding to engineering for preliminary plat.. Green space to be in northwest corner of parcel, and will include walking trails, play areas, community garden and landscape features. One tree to be added to each lot and Planning Board would like to see landscape plan for each residential lot.
Motion to enter Executive Session to consult legal matters with Town Attorney. Motion by, R. Conrad, 2nd by S. Carlson, approved.
Motion to exit Executive Session. Motion by M. Wingard, 2nd by T. Grzebinski, approved.

T. Grzebinski voiced concerned about lot size. Questioned Mr. Lasky why it can't be larger size, like 75 feet.

S. Carlson expressed concern about access to open space, particularly for middle lots.

E. Lasky stated it was an economic decision to propose 60 foot lot size.

D. Reilly stated the law allows cluster development and reasons for cluster and economic cost factor is not a factor.

Members are also concerned about surrounding neighborhoods and Board will want to hear from neighbors to see if there are any objections or issues.

Next step, applicant should apply for preliminary plat.

R. Forsey asked whether it is possible to have a larger buffer in depth between Harvest Ridge and proposed cluster development.

D. Reilly noted that a drainage easement will be needed at the south end of proposed cluster development.

T. Grzebinski expressed concerned that some neighbors purchased lots in Harvest Ridge, with an approved subdivision of 100 foot lots for Westcott Estates.

S. Carlson suggested maybe green space should be placed in the south part of Westcott Estates.

E. Lasky responded that he is likely unable to do that as sewer is already there and would increase lateral feet of road.

Mr. Lasky will provide photos/graphics of the open space and dimensional outlook at a future meeting.

Motion to adjourn at 5:30 PM. Motion by S. Carlson, 2nd by R. Conrad, approved.