

**TOWN OF LOCKPORT
PLANNING BOARD
WORK SESSION
August 5 , 2014**

PRESENT

√ R. Forsey, Chr.	√ T. Grzebinski
√ R. Conrad	√ S. Carlson
√ R. Langdon	□ A. Tyson
√ M. Bindeman	√ M. Wingard

ALSO PRESENT:

□ M. Norris	□ R. Klavoon
√ B. Belson	√ A. Reilly
	□ C. Chapman

ABSENT:

<u>M. Norris</u>	<u>A. Tyson</u>
_____	_____

1. M. Bindeman appointed as a voting member.
2. M. Norris recused himself due to relationship with applicants
3. A. Tyson recused himself due to relationship with applicants.
4. P. Dufour has presented a letter recusing herself. Pat is one of the applicants and is a member of the Town Board. Letter is dated July 30, 2014, which is attached hereto as "Exhibit A".
5. Approval of the June 17, 2014 minutes. Motion by R. Conrad, 2nd by M. Wingard Approved unanimously.
6. Meadow Brook Estates, Phase IV. 5937 Wynkoop Inc., Owner Proposing a 20 unit detached condominium development. M Metzger, Metzger Engineering presenting. D Seaman was present and is one of the applicants.

Plans were submitted for preliminary plat approval. Applicant is requesting to call for a Public Hearing as required by Town of Lockport Zoning Code. Preliminary front elevation of proposed structures were submitted. They are offering the option of 2-3 different style homes. Architectural review will be addressed for this project. This is a condominium project, Association will maintain exterior of structure and all property. The interior of the structure is maintained by the owner. Maintenance fees will be required to maintain common areas, lawns and landscaping.

Buildings will be set back 35 feet from the road to allow for the parking of 2 vehicles.

There will not be sidewalks installed along roadway, but there will be walking trails located on the property. A detailed landscape plan will be shown with trees and other plantings.

This property had been approved for single family homes and a SEQR resolution had been adopted in 1996. The board requested that an updated SEQR be submitted and short EAF be filled.

Motion was made to call for a Public Hearing on August 19, 2014 at 7:00 PM.

Motion by S. Carlson, 2nd by R. Conrad. Approved unanimously.

Being no further business, meeting adjourned at 4:45.

"EXHIBIT A"

To: Town of Lockport, Town Board
Town of Lockport Zoning Board of Appeals
Town of Lockport Planning Board

Please be advised that 5937 Wynkoop, Inc., a corporation whereby owned by myself, my husband Ralph Dufour and Daniel Seaman, has purchased land in the Town which the Corporation is in the preliminary process of developing for residential uses, including establishing a patio Home Subdivision.

The process involves several Town approvals, including Planning Board approvals, Zoning Board of Appeals approvals and Town Board approvals. Previous disclosure has been made to the Town Planning Board where a sketch plan has been presented.

I have been involved in land development for over thirty years, and the project is a continuance of my career in that field. I am hereby making full disclosure to the various Town entities.

As I am a Town Board Member, I will recuse myself from participating in any process which does, or could appear to influence the referenced project or various Town approvals.

This disclosure is intended to be a public document which should be filed with the Town Clerk and reflected in Board Minutes.

Thank you,


Patricia Dufour 7/30/14

