

**TOWN OF LOCKPORT  
PLANNING BOARD  
REGULAR MEETING  
August 19, 2014**

**PRESENT**

- |   |   |
|---|---|
| <input type="checkbox"/> R. Forsey, Chr.        | <input checked="" type="checkbox"/> T. Grzebinski |
| <input checked="" type="checkbox"/> R. Conrad   | <input type="checkbox"/> S. Carlson               |
| <input checked="" type="checkbox"/> R. Langdon  | <input type="checkbox"/> A. Tyson                 |
| <input checked="" type="checkbox"/> M. Bindeman | <input checked="" type="checkbox"/> M. Wingard    |

**ALSO PRESENT:**

- |  |   |
|--|---|
| <input type="checkbox"/> M. Norris                   | <input type="checkbox"/> R. Klavoon           |
| <input checked="" type="checkbox"/> B. Belson        | <input checked="" type="checkbox"/> A. Reilly |
| <input checked="" type="checkbox"/> C. Auerbach ATT, |   |

**ABSENT:**

R. Forsey \_\_\_\_\_

S. Carlson \_\_\_\_\_

A. Tyson \_\_\_\_\_

M. Norris \_\_\_\_\_

The August 19, 2014 Planning Board meeting called to order at 7:00 pm by acting Chairman Wingard, who then led the Pledge of Allegiance.

Chairman Wingard appointed Alternate Bindeman a full voting member due to absences.

**CASE #1**    **Sherwood Dr. (Meadow Brook Estates, Phase IV), 5937 Wynkoop Inc. Owner.**  
Proposing a 20-unit detached Condominium Development called the Meadows.  
Michael Metzger, Metzger Civil Engineering presenting.

Chairman Wingard turned meeting over to A. Reilly to discuss where the applicant is in the process. A. Reilly explained that applicant is seeking Preliminary Plat approval. There are two approvals required, Subdivision and Cluster Development. A Public Hearing is required for a Cluster Development and within 62 days the Planning Board shall render a decision.

Meeting was turned over to Michael Metzger for a presentation of the project for Preliminary Plat approval. Meadow Brook Estates is an approved sub-division with Phase IV being approved in 2009 for 22 Single Family Homes. The Applicant is proposing a Cluster Development with 20 single family homes. Project to be a Condominium Association and property will be maintained by the Association. M. Metzger presented the layout of the homes and also showed the different amenities that are featured on the property.

Chairman Wingard asked the Planning Board if they had any questions.

Member Conrad asked if there were going to be sidewalks and walking trails. And what is being proposed for parking of cars.

Michael Metzger responded by showing the walking trails and that there are no sidewalks Proposed. There will be parking for 4 vehicles, 2 in the garage and 2 on the driveway.

Member Grzebinski asked if there is a tax advantage for condominiums.

Daniel Seaman, Principle in the Project responded that condominiums are taxed under New York State law as if they are rental properties. There is Condominium Associations located in the Town of Lockport at Worthington Ridge and Lock Haven Estates. Association fees are paid by the residents of the homes to the Association For the maintenance of the property.

Chairman Wingard opened the Public Hearing for any questions.

Michael Griffin, 6512 Crestfield Lane asked, what is the tax rate for condominiums going To be per \$1000.00.

Attorney Corey Auerbach responded. New York State law allows condominiums to be taxed based on a rental property tax rate. The assessment for the property will be made by the Town Assessor.

Ted Werner, 6433 Sherwood Dr. asked about the tax rate and about extra traffic on Crestfield Lane.

Joe Stuart, 6255 Dorchester asked, is there a benefit to the Town and is the project to be public infrastructure.

Drew Reilly explained that the infrastructure to become public is a decision that the Town Board will have to make.

Sandra Golonka, 6513 Crestfield Lane asked, is the development for 55 years and older and can the road run out to Old Beattie.

Helen Loiars, 6279 Hamm Rd. stated she would not buy a home where you have to pay an Association fee.

Kathleen Wood, 6689 Old Beattie asked how the property will be graded. Will the property be fenced? How will the wet lands be developed and will fill be brought in.

Drew Reilly responded that all these questions will be passed on to the applicant for review and response.

Being no further questions, Chairman Wingard asked for a motion to close Public Hearing. Motion by Member Langdon, 2<sup>nd</sup> by Member Conrad, approved unanimously.

Being no further business, Chairman Wingard asked for a motion to adjourn. Motion by Member Conrad, 2<sup>nd</sup> by Member Langdon, approved unanimously.

Next scheduled Planning Board meeting will be Work Session September 2, 2014 and Regular meeting September 16, 2014