

**TOWN OF LOCKPORT
PLANNING BOARD
WORK SESSION
December 2, 2014**

PRESENT

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

ALSO PRESENT:

- | | |
|---|--|
| <input checked="" type="checkbox"/> M. Norris | <input type="checkbox"/> R. Klavoon |
| <input checked="" type="checkbox"/> B. Belson | <input checked="" type="checkbox"/> A. Reill |
| <input type="checkbox"/> T. Geough | <input type="checkbox"/> J. Johnson |

ABSENT:

- | | |
|-------------------|-------|
| <u>S. Carlson</u> | _____ |
| <u>R. Langdon</u> | _____ |

1. Chairman Forsey appointed M. Bindeman as a voting member.
2. 6865 S. Transit Rd. – SBL#167.01-1-3 – Watson Properties, owner, Mantelli Trailer Sales. T Arlington, Apex Consulting, presenting with an updated site plan. This matter requires a Special Use Permit, Architectural review, SEQR and Site Plan approval. A Public Hearing was held June 18, 2013 on the Special Use Permit with no opposition. The Planning Board did not take any action on these items, awaiting review of variances of the Commercial Corridor Overlay District, green space and building size. Said variances were approved by the ZBA on July 23, 2013. This matter has been tabled since by the applicant due to a change in its engineer and review of the project by the Town Engineer.

Applicant is proposing site expansion and new building for trailer sales. There will be 2 entrances to the property. The north entrance will be moved to the south to align with businesses across Transit Rd. moved to the south to align with businesses across Transit Rd. There will be 2 retention ponds on the site for storm water runoff.

Green space has been increased since the previous proposal and perimeter drainage will be cleaned and will drain to ponds and then to ditch along Transit Rd. Landscaping that was reviewed previously by the Board should be shown on revised site plan. Wendel Engineering is reviewing the site for compliance. Project will return December 16, 2014

3. 5789 Transit Rd. – SBL#123.17-1-4./A – BG Lockport II, owner. Steve Hutchinson, presenting. Proposing to amend signage that was previously approved for the site. The company is requesting to change the letters for Maurice's to teal green, which is the corporate colors. Presently, previous approval by the Planning Board, required the letters to be red. This is a National chain which will be taking 2 spaces in the plaza. They are presently in the Home Depot plaza and will be moving in mid-2015.

Motion to wave Public Hearing.

Motion made by T. Grzebinski, 2nd by R. Conrad, approved unanimously.

Motion to accept Architectural Design Resolution (Exhibit A)

Motion made by A. Tyson, 2nd by M. Wingard, approved unanimously.

Motion to approve Site Plan Resolution (Exhibit B)

Motion made by R. Conrad, 2nd by M. Bindeman, approved unanimously.

This is Type II under SEQR, therefore no action is required

Certificate of Compliance was issued December 2, 2014

At 4:30 PM, being no further business, Motion by M. Bindeman, 2nd by A. Tyson to adjourned, Approved unanimously.