

TOWN OF LOCKPORT
PLANNING BOARD
February 17, 2015

PRESENT: Adam Tyson
Morris Wingard
Rodney Conrad
Marie Bidleman, Appointed Alternate
Robert Langdon
Richard Forsey, Chairman

ALSO PRESENT: Mike Brown, Building Inspector
Andrew Reilly, Town Planner
Jane Trombley, Secretary

ABSENT: Thomas Grzebinski
Scott Carlson
Michael Norris, Attorney

The February 17, 2015 Town of Lockport Planning Board meeting was called to order at 7:00 pm by Chairman Forsey, who then led the Pledge of Allegiance.

Due to absences, Alternate Bidleman was appointed a full voting member by Chairman Forsey.

CASE #1 The Meadows (Sherwood Drive) Condominium Development. 5937 Wynkoop Inc., Owner. Returning for final site plan approval for 20 unit detached condominiums. Michael Metzger, Metzger Civil Engineering presenting. Tabled until March meeting at owners request.

CASE #2 6933 (1020) Transit Road. SBL#167.01-1-10.2 – Micro-Brewery/Restaurant, Kevin & Kelly Krupski, owner. Tim Arlington of Apex Consulting presenting. Proposing Micro-Brewery/Sit down restaurant with two outdoor patios located in a B-1 Business Zoning District. Site plan, Special Use Permit required for patio and microbrewery, Architectural Review and Niagara County Planning Board approval. Mr. Arlington stated they will be using 16,500 square feet part of the 25,000 square foot building. There will be parking for 138 cars and the seating, including the patio areas, will be for 400 people. The rear portion of the building will be used for beer production and they will move the signage, as requested, to the south side of the entrance. Mr. Arlington stated there will be a one acre retention pond and a nice 29' wide entrance off of Tonawanda Creek Road. The main entrance will be on Transit Road and there will be patios on each side of the building.

Chairman Forsey opened the Public Hearing.

Chairman Forsey asked if there will be bus parking and Mr. Arlington stated, yes along the side of the building.

Member Langdon asked if there will be a sign on Tonawanda Creek Road and Mr. Arlington said no, but there will be on the building.

Mr. Arlington said there will be grading as this project is on the flood plain and the drainage will be collected in the parking lot and go to a swale.

The landscaping was impacted by the water line so some trees have been moved, and there will be deciduous trees to block the neighboring property Mr. Arlington stated.

Mr. Arlington stated the light fixtures are 15' high with down lighting and 25' high in the parking lot and will face into the property.

Mr. Arlington stated there will be a glass entrance way with an insignia on the top and words on each face of the building. The outside will be all brick as well as some brick inside with 27' high walls and 32' where the insignia is with extensive glass.

Chairman Forsey asked for Public Comment.

Jim Sobczyk of the Niagara County Planning Board asked why a special use permit was needed and if variances are needed. Mr. Arlington told him because it is a brewery with outside seating and the variance is only needed as the building is larger than what is allowed in a B1 zone, but that has to go to the Zoning Board.

Mr. Arlington said they will also need a waiver for CCOD as the parking lot on the south side adjoins the property line. There is also a lift station on the north side that will be screened and there is a little encroachment on it.

Member Conrad asked what the future plans are for the rest of the parcel and Mr. Krupski stated the owner will retain it.

Member Bidleman questioned the noise potential for the apartments as there is parking near them and Mr. Arlington stated they will use landscaping as a buffer and stagger pine and deciduous trees and leave as much vegetation as possible.

Member Conrad asked if the retention pond will be bermed and Mr. Arlington said no, for drainage there can't be a berm.

Town Planner Reilly asked if they will be open late. Mr. Krupski stated probably not after 11:00 pm. Town Planner Reilly stated the building will probably also buffer some of the noise to the apartments from the South Transit Road.

Member Bidleman stated she thinks the second entrance is very important.

Member Conrad asked what the signage is constructed of. Mrs. Krupski stated reclaimed wood and stone.

Member Langdon asked if the signs on the building will be worn looking and Mr. Arlington stated yes.

Hearing no further comments, Chairman Forsey closed the Public Hearing.

Town Planner Reilly stated he will have information for the SEQRA decision, issues for the special use permit, architectural review and site plan for the March 3rd meeting.

Mr. Arlington stated they are going to the Niagara County Planning Board on Monday for approval.

MOTION made by Member Langdon, seconded by Member Conrad to adjourn. 6 Ayes, 0 Nays, Carried.