

**TOWN OF LOCKPORT
PLANNING BOARD
WORK SESSION
September 1, 2015**

PRESENT

√ R. Forsey, Chr.	√ T. Grzebinski
√ R. Conrad	√ T. Ray Alt.
√ R. Langdon	<input type="checkbox"/> A. Tyson
√ M. Bindeman	√ M. Wingard

ALSO PRESENT:

√ M. Norris	<input type="checkbox"/> R. Klavoon
√ B. Belson	√ A. Reilly
√ T. Keough	<input type="checkbox"/> J. Johnson

ABSENT:

A. Tyson

Chairman Forsey appointed T. Ray as a voting member.

1. Approval of the August 18, 2015 minutes. Motion by M. Wingard 2nd by R. Conrad, approved unanimously.
2. 6233 Transit Rd., SBL# 138.00-1-18.1, NOCO Properties, owner. Proposing convenience store and gas station expansion. Sean Hopkins, (Hopkins, Sorgi & Romanowski), Tim Boyle, Noco Properties presenting. Replacing 1500 Square foot store with 5502 square foot new store, car wash, gas pumps and Tim Horton's. Poor Boyz restaurant and 2 story brick house will be demolished for expansion. Variances, Special Use Permit, Site Plan, Architectural Review, CCOD and Niagara County Planning Board will be required for this project. Will require DOT approval for the 4 entrances and the project will be eliminating the 5th entrance. Screening will be required between the site and Manufactured Home Park as required by Town code. The existing fuel tanks will be removed and new tanks installed under DEC regulations and all soils will be tested for any contamination. Planning Board would like to see seasonal products shown on the site plan and that the product to be neatly kept on the site. Project to return September 15, 2015 at 7:00 PM.
3. 7154 Chestnut Ridge Rd., SBL# 110.00-1-11, REL LLC, owner. Proposing to install 195 foot Verizon Cell Tower, Josh Silver, (Murray Law Firm) presenting. Project would be behind the Verizon landline service garage. Tower will be 195 feet

South of Chestnut Ridge Rd. The project will require 3 variances from the Zoning Board. A Use Variance and Area Variance for rear setback and setback for drop zone. Application has been submitted to the Zoning Board of Appeals. Tower is requested for coverage of 4G applications for cell phone use. Drew Reilly from Wendel Engineering will submit letters to Niagara County, DEC to inform these agencies that the Town of Lockport Planning Board will be lead agency. Project will be returning for approvals at a later date.

4. 4922 IDA Park Dr., SBL# 108.00-1-55, JNR Magnetics LLC, owner.
No representative was present. Motion to table, motion by T. Grzebinski, 2nd by T. Ray, project tabled.

5. 5967 Robinson Rd., SBL# 137.02-1-18, 5967 Robinson Rd. LLC, owner.
Frank Wailand, (F. J. Wailand Ass.) presenting.
Proposing 4357 square foot addition to existing building for staging of vehicle delivery. The parcel was previously zoned a PUD and a Use Variance was granted January 25, 2000. Zoning has since changed on the site to a B-1 and CCOD, but this project is pre-existing under the Use Variance. Planning Board would like to see trees or plantings added to the front of the parcel. Required approvals are Site Plan, CCOD, and Architectural Review
Project to return September 15, 2015 at 7:00 PM.

6. 5568 Davison Rd., SBL# 123.04-2-38, Gooding Printing Company, owner.
Tim Arlington, Apex consulting, presenting.
Proposing to build a 10,070 square foot addition onto existing building.
Project was approved on November 12, 2013 for a 15,000 square foot addition.
Space to be used as warehouse and existing loading docks will not change.
Detention pond has been resized and will empty into the ditch that drains to the west of the property. R. Klavoon from Wendel Engineering has reviewed the project and approves the drainage plan. Recommendation was made to approve the project as presented.
It was noted that SEQR had not changed and that a motion to accept SEQR findings that was approved November 12, 2013. Motion by. R. Conrad, 2nd by R. Langdon approved unanimously.
Motion to approve amended site plan dated August 18, 2015,
Motion by M. Bindeman, 2nd by M. Wingard, approved unanimously.

Being no further business motion to adjourn at 5:17 PM
Motion by R. Langdon, 2nd by R. Conrad, Approved unanimously.