

**TOWN OF LOCKPORT  
PLANNING BOARD  
WORK SESSION  
October 6 , 2015**

**PRESENT**

√ R. Forsey, Chr.	√ T. Grzebinski
√ R. Conrad	√ T. Ray Alt.
√ R. Langdon	√ 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:**

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1. Approval of September 15, 2015 minutes. Motion by M. Wingard 2<sup>nd</sup> by R. Conrad, approved unanimously.
2. 6233 Transit Rd., SBL# 138.00-1-18.1, NOCO Properties, owner Sean Hopkins, Attorney for applicant requested that project be tabled for October meetings for redesign of site plan.
3. 7150 Chestnut Ridge Rd., SBL# 110.00-1-11 REL, LLC owner. No representative attended meeting. A. Reilly heard they were looking for alternative sites. Project tabled.
4. 4922 IDA Park Dr., SBL# 108.00-1-55, JNR Magnetics LLC, owner. Project has been withdrawn.
5. 5549 Davison RD., SBL# 123.04-2-43, Mulvey Construction, owner. Proposing to build a 2146 square foot hair salon in a PUD Zoning District. T. Arlington, Apex Consulting presenting. Planning Board had no objection that the project diviations be presented to the

Town Board for modification of the lot size in the PUD.

The Town Board passed a resolution on September 2, 2015 to allow deviation of the 4 lot sizes in the PUD. The site plan shows parking at the front and rear of the building and shows trees and landscaping. The grading plan shows that there is no storm sewer for 850 feet on Davison Rd. and it will be sized for additional expansion of lots to the south of proposed project run off will drain to the south to the detention pond at the end of Davison Rd. The storm sewer project will require a PIP with inspections due to the project being in the Town ROW. This project is a Type II action under SEQR and no action is required. Motion made to schedule a Public Hearing October 20, 2015 for site plan review at 7:00 PM. Motion made by M. Bindeman, 2<sup>nd</sup> by T. Grzebinski, approved unanimously.

6. 5589 Davison Rd., SBL# 123.04-2-40, I II III Generations LLC, owner. T. Arlington, Apex Consulting, presenting. Proposing a 3840 square foot warehouse addition to existing building for the storage of product. Addition will be on blacktopped area and will not cause any drainage issues. Project has received a permit from the DEC for wetland delineation and will not affect the State wetlands. There are 11-12 employees on site at one time and the 31 parking spaces are adequate. There is no retail business that takes place at the location. Negative Declaration under SEQR and an EAF will be provided to the Board at the October 20 meeting. Motion was made to waive the Public Hearing, motion made by A. Tyson, 2<sup>nd</sup> by R. Langdon, approved unanimously.
  
7. 5789 Transit Rd., SBL# 123.17-1-4, BG Lockport II, LLC owner. Suzanne King, King Consulting Engineers presenting. Heinrich Chevrolet proposing to display vehicles in the northwest corner of parking and along Transit Rd. for 40 parking spaces under a lease with owner. A 1 year short term lease has been entered by the parties. A Special Use Permit for such use is required for a B-2 Zone. A Public Hearing must be held. The Planning Board preliminarily discussed certain conditions which would be required if a SUP was granted by this Board. They are as follows
  1. Special Use is for applicant only
  2. 1 year time limit ( Applicant would need to apply for a renewal if granted and if they wanted to extend it beyond one year).
  3. No signage or flags permitted.Motion to schedule a Public Hearing October 20, 2015 at 7:00 PM. Motion made by R. Langdon, 2<sup>nd</sup> by M. Bindeman, approved unanimously.

Being no further business, motion to adjourn. Motion by M. Wingard 2<sup>nd</sup> by A. Tyson, approved unanimously.