

**TOWN OF LOCKPORT
PLANNING BOARD
WORK SESSION
November 4 , 2015**

FILED
NOV 12 2015
TOWN CLERK
LOCKPORT, NY 14094

PRESENT

√ R. Forsey, Chr.	√ T. Grzebinski
□ R. Conrad	√ T. Ray Alt.
√ R. Langdon	√ A. Tyson
√ M. Bindeman	√ M. Wingard

ALSO PRESENT:

√ M. Norris	□ R. Klavoon
√ B. Belson	□ A. Reilly
√ T. Keough	□ J. Johnson
	√ E. Parker

ABSENT:

R. Conrad _____

Chairman Forsey appointed T. Ray as a voting member.

1. Approval of October 20, 2015 Minutes
Motion made by T. Grzebinski, 2nd by A Tyson, approved unanimously.

2. 6233 S. transit Rd., SBL# 138.00-1-18.1, NOCO Properties owner.
Tim Boyle NOCO Inc. and Mark Romanowski, Hopkins Sorgi & Romanowski PLLC presenting.
Proposing convenience store and gas station with car wash expansion.
The residential structure to the north and the closed restaurant to the south of existing store are to be demolished to make room for expansion of new store and gas island with additional parking added. The diesel island for large trucks has been removed and added to the island for smaller vehicles. Seasonal products will be placed near the car wash in the parking lot. The Woodlands MHP will be contacted to see if they are interested in a sidewalk from their parking lot connecting to this project. A Public Hearing for this project has been called for November 17, 2015 At 7:00 PM. Motion made by M. Bindeman, 2nd by T. Grzebinski, approved unanimously.

3. 7154 Chestnut Ridge Rd, SBL# 110.00-1-11 REL LLC owner
Project tabled at this time.

4. 5095 Day Rd., SBL# 110.00-1-40, Mark and Lori Parsons, owner.

Proposing a seasonal restaurant and altered site improvements.

T. Arlington, Apex Consulting presenting.

Project was granted a Use Variance and 2 Area Variances for front and rear yard setbacks. 2 conditions were added to the variances.

1. A berm with loosely spaced shrubbery on the south property line.
2. No generator, A/C units or other noise making devises shall be installed south of the south façade as extended of the restaurant building.

Drainage for the parcel and parking lot will drain north to a detention pond and then will drain to the ditch along Day Rd. Utilities are planned to cross under Day Rd. and will connect to water, sewer and gas to the south at East High St. This is a seasonal restaurant that will operate from April 1st - November 1st . The structure will be provided with glass garage doors that will be open except for inclement weather and closed during the off season. This is a Type II action under SEQR and SEQR was previously completed at the ZBA for the Use Variance.

A Public Hearing for this project has been called for November 17, 2015

At 7:00 PM. Motion made by R. Langdon, 2nd by T. Ray, motion approved unanimously.

Next scheduled meeting is November 17, 2015 at 7:00 PM. Being no further business, motion to adjourn. Motion made by A. Tyson, 2nd by M. Wingard.