

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

PRESENT

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

ALSO PRESENT:

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

ABSENT:

R. Forae _____

T. Ray _____

Chairman Forsey was not present, M. Wingard is acting Chairman

1. Motion to approve November 17, 2015 minutes. M. Wingard commented that in Case #1 paragraph 4, second line should read 2 ½ caliper. Motion was then made to approve minutes. Motion by R. Conrad, 2nd by A. Tyson. Approved unanimously.
2. 6233 Transit Rd., SBL# 138.00-1-18.1, NOCO Properties, owner
Project is at final engineering, no representation.
3. Clark View Estates, SBL# 124.01-4-42, DJMS Development Corp., owner
Patricia Bittar, Wm. Schutt, presenting. Proposing to amend approved subdivision.
It was stated that the Town of Lockport changed the Zoning Law for Single Family (R-1)
lot width size from 100 feet to 85 feet and that this project is seeking to modify the Plat and
Cluster Plan.
Dispite the addition of 8 lots to the 71 lots of the approved Plat Plan, the roads will remain
unchanged and six lots will be added to Phase I and 2 lots to Phase II. Member Grzebinski
asked if this was to be a Condominium Development and the response was yes, though
the Town Board would have to accept the dedication of the roads and infrastructure. With
the adding of 8 lots, the greenspace has been reduced, but the project still meets greenspace
requirements. Town Planner explained that a SEQR decision was done on this project and
a Negative Declaration was approved. The Planning Board has to determine if there has

been environmental changes due to the increase of eight lots and does the Negative Declaration still stand. Mr. Reilly has seriously contemplated this matter and it is his recommendation that no additional environmental impacts are raised from Negative Declaration previously issued. However he encouraged members to study and review this matter as well before the next meeting. Under a Cluster Development, a standard residential layout of lots has to be completed and then the Cluster Development can be completed. The applicant previously received Cluster Development approval and has submitted an updated an updated Cluster development Plan for consideration by this Board as well. Subdivision wetlands have increased since the project was approved and affects 3 lots in the standard layout. The applicant is requesting a Right to Build status to move forward with this project based on previous Planning Board approval of the plans. A Public Hearing is required for this amendment to the Plat Plan for Preliminary Plat approval. Motion to call a Public Hearing December 15, 2015 at 7:00 PM. Motion made by R. Conrad, 2nd by M. Bindeman, approved unanimously.

4. 5047 Wilson Rd., SBL# 96.00-2-16, Michael Hare, owner, presenting
Proposing to build a pond. Application is incomplete. The applicant was told that Building Inspector Brian Belson had a conversation with Charlie Dahlke, (Arch.) about the Pond Application and all required documentation needed for the Planning Board. The application with all requirements was not picked up by Mr. Dahlke. All paper work is to be submitted so that a complete review of the pond can be done. Applicant himself was given paper work for the pond and an application for soil removal, which is required by Town.

5. Heatherwoods Subdivision, SBL# 152.01-4-142.0, Cimato Enterprises, owner Paul Case, Greenman-Pederson, Engineering presenting. Proposing to amend approved subdivision.
Town of Lockport changed the Zoning Law for Single Family (R-1) lot size from 100 feet to 85 feet. This project has not been completed and the applicant wants to amend the approved plat plan and add 10 more lots. The lots are scattered throughout the remaining subdivision. Drainage has to be revised in the northwest drainage ponds to handle additional lots. The Town Planner explained that SEQR decision was done on this project and a Negative Declaration was approved on this project and the Planning Board has to determine if there has been environmental changes and does the Negative Declaration still stand. Mr. Reilly has seriously contemplated this matter and it is his recommendation that no additional environmental impacts are raised from Negative Declaration previously issued. However, he encouraged members to study and review this matter as well before the next meeting. A Public Hearing is required for this amendment to the Plat Plan. Motion to call a Public Hearing December 15, 2015 at 7:00 PM for Preliminary Plat approval.
Motion made by T. Grzebinski, 2nd by A. Tyson, approved unanimously.

Rick Pope from Henrich Services informally presented a project to add a car wash and detail shop in existing building that was a collision shop. Mr. Pope explained the movement of vehicles on the site and changes to the site. An application has not been submitted for this project. Informational discussion only.

Being no further business, meeting adjourned at 4:55 PM
Motion to adjourn made by R. Langdon, 2nd by R. Conrad, approved unanimously.
Next meeting December 15, 2015 at 7:00 PM.