

**TOWN OF LOCKPORT  
PLANNING BOARD  
WORK SESSION  
February 2 , 2016**

**PRESENT**

√ R. Forsey, Chr.  
√ R. Conrad  
√ R. Langdon  
√ M. Bindeman

T. Grzebinski  
√ T. Ray Alt.  
 A. Tyson  
 M. Wingard

**ALSO PRESENT:**

√ M. Norris  
√ B. Belson  
√ T. Keough

R. Klavoon  
√ A. Reilly  
 J. Johnson

**ABSENT:**

T. Grzebinski

A Tyson

M Wingard

Chariman Forsey appointed T. Ray as a voting member.

1. Approval of January 5, 2016 work session minutes. Motion by M. Bindeman, 2<sup>nd</sup> by T. Ray, approved unanimously.
2. 7154 Chestnut Ridge Rd., SBL# 110.00-1-11, REL LLC, owner  
Proposing a Verizon cell tower. No representation was in attendance for meeting update.
3. 6655 Transit Rd., SBL# 152.03-1-4, Transit Drive-in owner.  
Proposing expansion of 5th screen and parking on 8.89 acre parcel.  
Tim Arlington, Apex Consulting presenting and Debbie Kunkle from Transit Drive-in to answer questions.  
Proposing to add a 5<sup>th</sup> screen to alleviate over flow of traffic when new films are released. Proposing to add 1 new exit and all entrances will take place at 2 existing driveways. The new lot will hold between 200-250 vehicles. The owner is proposing to use new technology which will allow for the sale of multiple tickets to help with traffic flow into the property. The project would add a 3 foot berm on the west and south sides of the property with 6 foot high. Additional landscaping has also been added. 2 Bio-retention ponds have been added and a ½ acre detention pond which will drain to a drainage ditch to the east of the property. There is an airport to the west of this project in Pendleton and notification has been sent to the FAA for there comments.

There will not be any large parking lot lights added to the site, but 2.5 foot high post will be added at the edges of the new parking area. The projectors use a line of site will only project on the screen. This project will go before the Niagara County Planning Board and will need comment and review from the NYS DOT. The Board would like to have some representation at the meeting with the DOT and applicant. Applicant will contact the DOT and will notify the board of the meeting. This project will also need a height variance from the Zoning Board and will apply with the Building Department.

4. 7373 Rochester Rd., SBL# 96.00-2-14.11, Spring Lake Winery, owner. Requesting a Special Use Permit for a one time musical event under Zoning Law Section 200-33 (F). Attorney J. Ottaviano and Tom Tarry from The Results Group presenting.

The request is to allow a national headliner perform at the site June 18, 2016 from 7:00 PM to 9:15 PM. The event would start at 1:00 PM. T. Tarry would be handling the security for traffic and crowd control as well as site layout for the event. Parking would be at the Niagara County Fairgrounds and then attendees would be bused to and from the site. Port-a-johns would be brought to the site and would require 1 per 100 attendees. A letter was presented to the Board with 6 signatures with no objection, marked "Exhibit A", but the building inspector will provide additional names that should be contacted. The event was estimated to be for no more than 1500 people and tickets purchased prior to the event would be required. Security at the event would require identification for any alcohol purchase and would also be looking for any possible issues. The Sherriff's Department has been notified and is willing to have Rochester Rd. posted for no parking. The Gasport Fire Department will be notified and also Emergency Services (Twin City's and Rural Metro Ambulance) for medical issues that take place by the applicant. The board would also like to see an evacuation plan presented for this site A Public Hearing is required for this event.

Motion to call for a Public Hearing February 16, 2016 at 7:00 PM.

Motion made by R. Conrad, 2<sup>nd</sup> by M. Bindeman, approved unanimously.

Being no further business, motion to adjourn. Motion made by T. Ray 2<sup>nd</sup> by R. Langdon, approved unanimously.