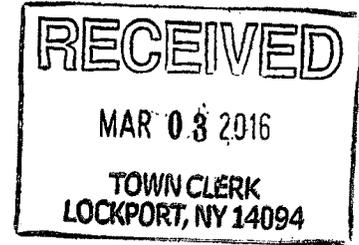


**TOWN OF LOCKPORT
PLANNING BOARD
WORK SESSION
March 1 , 2016**



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:

A. Tyson

1. Approval of February 16, 2016 minutes. Motion made by M. Bindeman, 2nd by R. Conrad, approved unanimously.

2. 6233 Transit Rd. , SBL# 138.00-1-18.1, NOCO Properties, owner Proposing new convenient store and car wash. Approvals needed are Final Engineering and NYS DOT. Public hearing was held November 17, 2015 for Special Use Permit and Site Plan. Niagara County Planning Board approved this project November 16, 2015. Attorney Sean Hopkins from Hopkins, Sorgi and Romanowski, presenting. This project may include a Tim Horton's store and drive-thru in the convenient store and parking spaces exceeds the Town of Lockport parking regulation's for this site. Presently there are 5 curb cuts and application has been made to NYS DOT to reduce the curb cuts to 3. The project is located in an Historic Preservation area and a letter was presented from SHPO stating that no historic properties will be affected by this under taking.
There will not be any large changes in the storm water runoff and the project will meet NYS Storm Water regulations. The remaining structure of the bill board will be removed and not be replaced. Attorney Hopkins acknowledged that the billboard will not be replaced and Attorney Norris informed Attorney Hopkins that this will be made

a condition in approving the Special Use Permit and Site Plan. The car wash has a recapturing feature that takes the rinse water and re-uses the recaptured water for the next wash cycle. Neighboring sites are separated by a 6 foot high fence and lights from vehicles will not be a distraction for resident's. There will not be an access walkway from the Mobile Home Park to the new store at this time. The park was contacted and at this time they are not interested in the walkway. This project will return for the March 15, 2016 meeting at 7:00 PM.

Being no further business, motion to adjourn made by R. Langdon 2nd by T. Grzebinski at 4:24 PM.