

TOWN OF LOCKPORT
PLANNING BOARD
October 18, 2016

PRESENT: Morris Wingard
Marie Bindeman
Thomas Grzebinski
Adam Tyson
Robert Langdon
Richard Forsey, Chairman
Tyler Ray, Appointed Alternate

ABSENT: Rodney Conrad

ALSO PRESENT: Brian Belson, Senior Building Inspector
Drew Reilly, Town Engineer
Jane Trombley, Secretary
Michael Norris, Town Attorney

The October 18, 2016 Planning Board meeting was called to order at 7:00 pm by Chairman Forsey, who then led the Pledge of Allegiance.

Chairman Forsey appointed Alternate Ray a full voting member.

CASE #1 **6478 Ridge Road, SBL#81.04-1-14 – Somers Sherman, owner.** Proposing a 40 x 40' addition on the back of existing fabrication facility. Required approvals needed: Site Plan, Niagara County Planning Board. Tim Arlington of Apex Consulting, presenting. Mr. Arlington stated the building is needed to store the inventory and finished products and the parking will be out front where it is currently on the side and rear. Mr. Arlington said there is a strip of land at the back of the property that Mr. Somers also owns, but isn't going to be anything currently.

Chairman Forsey opened the Public Hearing. Hearing no comments, he closed the Public Hearing.

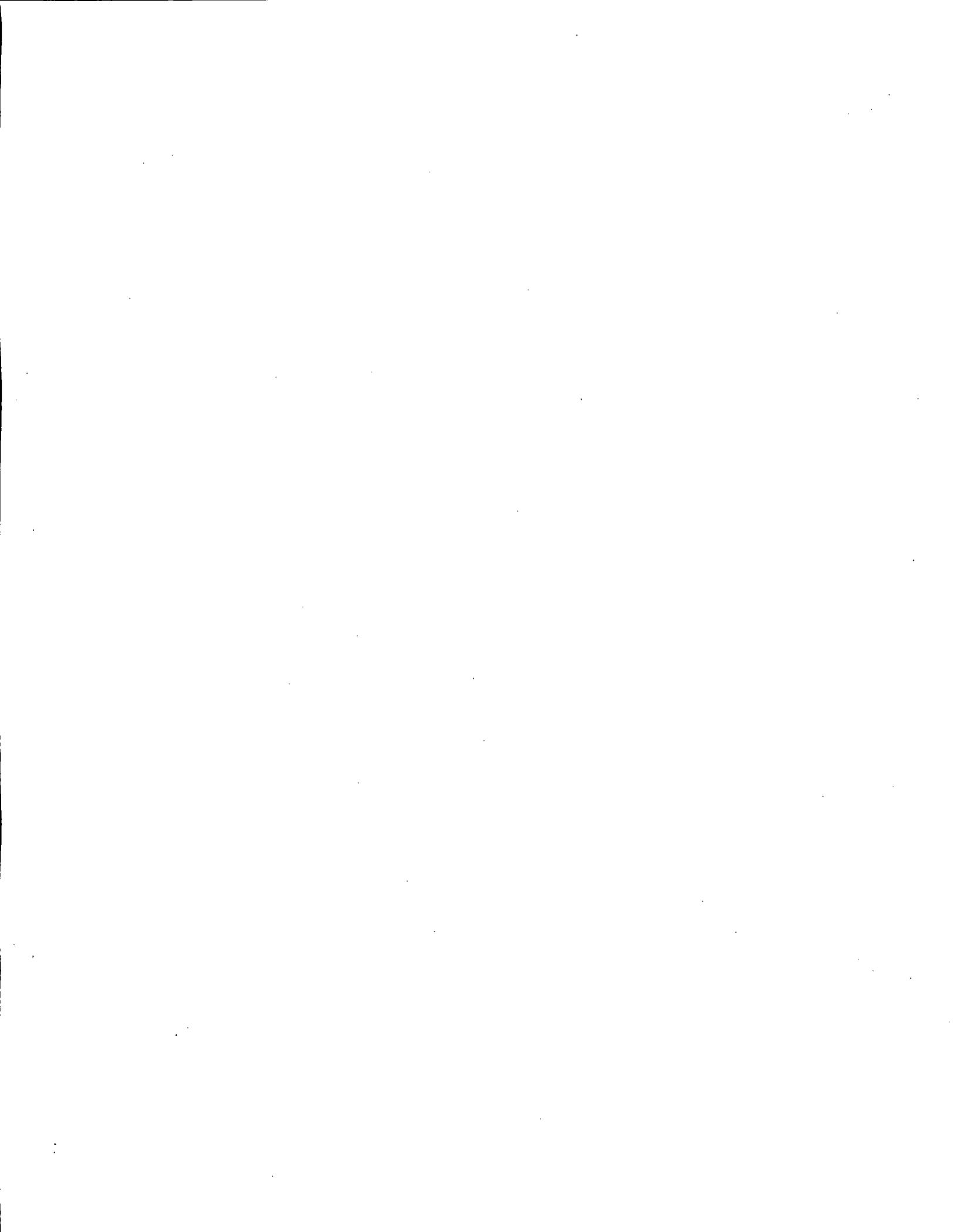
Town Engineer Reilly stated he is fine with the project.

Mr. Arlington stated they received County Planning Board approval last night.

Member Grzebinski asked if the trees on the western side of the property are being disturbed. Mr. Arlington stated they are not being touched.

Town Engineer Reilly stated this is a Type II action under SEQRA.

MOTION made by Member Bindeman, seconded by Member Langdon to approve the following Architectural and Design Resolution:



WHEREAS, Somers Sherman, has submitted a site plan as submitted by Apex Consulting & Engineering Services, P.C. dated October 4, 2016 for Architectural Review for expansion of its existing fabrication facility consisting of a 1600 square foot addition and related site improvements located at 6478 Ridge Road, Lockport, New York, SBL No. 81.04-1-14.

NOW THEREFORE BE IT RESOLVED, that based upon the Planning Board review of the proposed project's design and site layout plan, the input received from the Planning Consultant and taking into consideration those criteria set forth in Town Code §53-8, the Board finds:

- 1) That the overall architectural design including architectural colors, styles, signage, and landscaping in relation to architectural design and character of the surrounding area and the buildings contained therein are all compatible with and contribute to the overall areas of the Town of Lockport.

ACCORDINGLY, the Planning Board hereby approves the design as submitted and directs the issuance of a Certificate of Approval by the Chairman.

7 Ayes, 0 Nays, Carried.

MOTION made by Member Wingard, seconded by Member Langdon to grant the following Site Plan Resolution:

WHEREAS, a Site Plan for expansion of an existing fabrication facility with related site improvements for Somers Sherman, Applicant, located at 6478 Ridge Road, Lockport, New York 14094, as submitted by Apex Consulting Survey & Engineering Services, P.C. dated October 4, 2016, has been submitted to the Planning Board for review, now therefore be it

RESOLVED, that the site layout plan of Somers Sherman for modification and expansion of applicant's fabrication facility is hereby approved and this approval is conditioned on the following:

- 1) Approval of the Town Engineer and all Town Engineer recommended changes.
- 2) Outside storage be contained to side and rear of premises, not front of premises due to parking limitations.

7 Ayes, 0 Nays, Carried.



Planning Board
October 18, 2016
Page 3

Chairman Forsey reminded everyone who was signed up for training, it is Thursday at Niagara County Community College.

MOTION made by Member Wingard, seconded by Member Bindeman to adjourn. 7 Ayes, 0 Nays, Carried.

