

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

**FILED**

NOV 03 2016

TOWN CLERK  
LOCKPORT, NY 14094

**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:**

R. Conrad

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M. Wingard

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1. Appoint T. Ray as a voting member.
2. Approval of October 18, 2016 minutes. Motion made by R. Langdon 2<sup>nd</sup> by M. Bindeman, approved unanimously.
3. 5716-5760 S. Transit Rd., SBL# 123.13-1-18./A, 93 NYRPT, LLC, owner. Proposing a 2650 s.f. addition on an existing building with an exterior patio. James Boglioli of Benderson Development presenting. The addition would be added on the west side of the building next to Game Stop and would include an outdoor patio with fencing and greenspace and curb to separate the patio from the drive isle. The project meets the required parking and was indicated on the plans. Brian Belson said the project would reconfigure the parking lot and would help traffic flow on the site. The new tenant would be Five Guy's restaurant and would resemble the Five Guy's at the Amherst location. The exterior of the new addition would match the facade on the existing building. Benderson is seeking Site Plan approval, Niagara County Planning Board approval and Special Use Permit Approval for outside patio which requires a Public Hearing. Because of the Special Use Permit, this project must be treated as an Unlisted Action under SEQR.

Motion to call a Public Hearing for Special Use Permit for November 15, 2016 at 7:00 PM. Motion made by T. Grzebinski, 2<sup>nd</sup> by T. Ray, approved unanimously.

4. 5775 S. Transit Rd., SBL# 123.17-1-4, BG Lockport II, owner Heinrich Chevrolet proposing to renew Special Use Permit to allow parking of vehicles at 5789 S. Transit Rd. in old Walmart site. No representative was present for the meeting. Special Use Permit requires a Public Hearing. The Planning Board is requesting a letter from the owner giving Heinrich Chevrolet permission to present this project or a copy of the lease. Motion to call a Public Hearing on November 15, 2016 at 7:00 PM. Motion made by R. Langdon, 2<sup>nd</sup> by M. Bindeman, approved unanimously.

5. 4907 IDA Park Dr., SBL# 108.00-1-60, Beamlite Canada, owner. Proposing a 2400 s.f. addition on an existing building. T Arlington, Apex Consulting presenting.

The addition is to house equipment for the manufacturing of CAT cable and this is considered a light manufacturing process with no excessive noise or emission of odors. The project consists of 2 truck docks on the south side of building and it was noted on the plans that there is sufficient space for maneuvering the tractor and trailer. All drainage will be directed to a dry pond and then will flow to a swale to the south of the property.

Motion was made to waive the Public Hearing, motion made by R. Langdon, 2<sup>nd</sup> by T. Grzebinski, approved unanimously.

Town Planner Reilly stated that this project is subject to a GEIS for the IDA Park and because this is a re-use of an existing building and that the use is an allowable use and the addition is small, he believes that the project is in accordance with the GEIS Findings.

Motion made by T. Ray, 2<sup>nd</sup> by R. Langdon to approve the GEIS Resolution:

**WHEREAS**, the Town Engineer has reviewed the proposed project Against the GEIS adopted in February of 1984; and

**WHEREAS**, the Town Engineer recommends that no further action is required under SEQRA and there is no need to supplement the GEIS; now

**THEREFORE BE IT RESOLVED**, that the Planning Board hereby determines that no further review is required under the GEIS.

Motion made by T. Ray, 2<sup>nd</sup> by T. Grzebinski to approve the Architectural review. Resolution:

**WHEREAS**, Beamlite Canada, has submitted a site plan as submitted by Apex Consulting & Engineering Services, P.C. dated October 17, 2016 for Architectural Review for expansion of its existing manufacturing facility consisting of a 2400 square foot and related site improvements located at 4907 IDA Park Dr., Lockport, NY, SBL# 108.00-1-60.

**NOW THEREFORE BE IT RESOLVED**, that based upon the Planning Board review of the proposed project's design and 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, signage, styles, 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.

6 Ayes, 0 Nays, Carried unanimously.

Motion made by A. Tyson, 2<sup>nd</sup> by T. Ray, that the following site plan presented be adopted.

**WHEREAS**, a Site Plan for expansion of an existing manufacturing facility with related site improvements for Beamlite Canada, Applicant, located at 4907 IDA Park Dr. Lockport, NY 14094, as submitted by Apex Consulting & Engineering Services, P.C. dated October 17, 2016, has been submitted to the Planning Board for review, now therefore be it

**RESOLVED**, that the site layout plan of Beamlite Canada for modification and expansion of applicant's manufacturing facility is hereby approved.

6 Ayes, 0 Nays, Carried unanimously.

**MOTION** made by R. Langdon, 2<sup>nd</sup> by A. Tyson to adjourn. Approved unanimously.