

September 17, 2014

A Public Hearing on a proposed Comprehensive Plan Update for the Town of Lockport was conducted at 6:30 p.m. on Wednesday, September 17, 2014, at the Town Hall, 6560 Dysinger Road, Lockport, New York.

Present were: Supervisor: Marc R. Smith

Town Council Members: Mark C. Crocker
Paul W. Siejak
Patricia Dufour
Thomas Keough

Also present: Nancy A. Brooks, Town Clerk; Michael Norris, Town Attorney, Andrew Reilly, Town Planner from Wendel; David Kinyon, Director of Economic Development; three Planning Board members and approximately 20 residents.

The meeting was opened with a brief introduction and status update presented by Andrew Reilly of Wendel Engineering. He explained that the Comprehensive (Master) Plan update has been developed from information gathered from various sources, including the two previously held public hearings, online email responses as well as the 500 plus town-wide survey responses which were sought to hear the public's concerns and wishes for future town development.

He explained that the current version of the update, which is available on the Town's website, depicts the revisions that have been made, and are discernable to the viewer as they are outlined in a contrasting color.

He noted that revisions to the plan have also included information gathered from various other agencies including some principals provided by Niagara County Smart Growth; some additional visuals provided by the Niagara County Escarpment study; and groups such as the Greater Buffalo Niagara Regional Traffic Council which studies and projects future traffic flows.

Following Mr. Reilly's presentation, Supervisor Smith provided the crowd with some important dates relative to the adoption process of the Master Plan update as follows:

Oct. 6 - Final Revision (#4) of the Plan expected

Oct. 8 - Town Board meeting. Statutory (SEQRA) resolutions to be completed.
Call for final Public Hearing

Nov. 5 - Town Board Meeting and Final Public Hearing on the Master Plan Update.

The Supervisor then opened the floor for persons to speak.

PUBLIC COMMENTS

Perry Galdenzi, Area Manager of La Farge North America, spoke as representative of a viable town business, stating that his company is pleased with the proposed Master Plan and stated that it shows excellent vision on the Town Board's part. He presented the Town Board with a written letter in support of the Master Plan update.

Paul Black of Harding Ave Ext. asked how constrained the Town Board will be to adhering to the Master Plan once adopted. Supervisor Smith responded that the Plan is a living document which can be revisited as necessary and can be amended by the same statutory process the Town Board is currently undertaking. He stated that there have been many changes over the past few years which called for the current document to be updated.

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Michael Kistner, owner of Kistner Concrete, spoke stating that his company employs over 40 local residents and that as a supporter of the local economy, his company is blessed to have a high quality supplier in the area (referring to LaFarge) and that he was very supportive of the proposed Master Plan update. He also presented the Town Board with a written letter in support of the Master Plan update.

Mr. John Benoit, a Town resident and Chairman of USA Chamber of Commerce, stated that the Town's Master Plan continues to reflect the Town Board's commitment to business and that he encourages the Town Board to continue the policies and the efforts that have proven to be beneficial to local business and the community as a whole.

Mr. Peter Wendel spoke and expressed concern that the proposed plan is not pro-active enough when it comes to expectations of future development and future transportation needs, especially within the fast growing southeast section of the Town. He gave Rapids Road as a prime example of fast development and a road which has quickly grown from a lightly traveled country highway to a heavily traveled thoroughfare for Buffalo-bound traffic. He stated that this was just a small microcosm of failed planning 30 years before and that only good planning can prevent dangerous traffic flows and dangerous intersections in the future. He also noted other items for consideration when planning for future growth, citing such things as wetlands and other environmental considerations which can hamper or provide very little options for improvement when they become necessary.

There being no one else to speak, the Public Hearing was closed at 6:52 p.m. Following the formal Public Hearing, the Town Board and Mr. Reilly remained for an informal, one on one, question and answer period.

The Lockport Town Board will next meet at 1:00 p.m. on Wednesday, September 24, 2014 for a second Town Budget work session.

Respectfully submitted,

Nancy A. Brooks, RMC, MMC
Lockport Town Clerk