

January 6, 2010

Planning Board Members: Stanley J. Keysa, Chairman
Rebecca Anderson
Neil Connelly
Lawrence Korzeniewski
Steven Socha
Melvin Szymanski

Town Board Members: Robert H. Giza
John M. Abraham, Jr.
Mark Aquino
Ronald Ruffino, Sr.
Donna G. Stempniak

Engineering Consultant: Robert Harris, Wm. Schutt & Associates

Town Attorney: John M. Dudziak

Town Highway Superintendent: Daniel J. Amatura

Building & Zoning Inspector: Jeffrey H. Simme

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held on January 6, 2010. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,

Stanley J. Keysa
Planning Board Chairman

SJK:mn
Encl.

A meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York, on the sixth day of January 2010, at 7:30P.M, and there were present:

PRESENT: Stanley J. Keysa, Chairman
Rebecca Anderson, Member
Neil Connelly, Member
Lawrence Korzeniewski, Member
Steven Socha, Member
Melvin Szymanski, Member

EXCUSED: None

ABSENT: None

ALSO PRESENT:

Town Board Members: Donna G. Stempniak

Other Elected Officials: None

Town Staff: Robert Harris, Engineering Consultant - Wm. Schutt & Associates
Leonard Campisano, Assistant Building & Zoning Inspector
Nicholas LoCicero, Town Prosecutor
Mary Nowak, Recording Secretary

Meeting called to order by Chair Keysa at 7:32 PM.

Pledge of Allegiance led by Council Member Donna G. Stempniak

Minutes - Motion was made by Steven Socha to approve the minutes from the December 2, 2009 Planning Board Meeting with the following corrections: PRELIMINARY PLAT PLAN REVIEW "DEER RUN ESTATES" SUBDIVISION - Detention pond - One hundred year rain storm levels must be met for drainage and ponds. Sewers - Developer will need to provide a performance bond to cover the cost of restoring Lake Avenue including the right-of-way. SKETCH PLAN REVIEW - SUMMERFIELD FARMS SUBDIVISION PHASE 5 - Wetlands - Mr. Zollitsch stated that there may be wetlands on the adjacent property and that they are aware that any building must stay at least 25 feet from all federal wetland boundaries located to the west. Motion seconded by Neil Connelly and unanimously carried.

Administrative Items -

Chair Keysa referred to com. 1-6-14 regarding an invitation to Niagara River Watershed Workshops and asked if a Planning Board member could attend one of the workshops. Attendance would count toward mandatory training hours. Member Neil Connelly stated that he will check his schedule and if he is available, he will attend the session on January 16.

New Town Board Member - Chair Keysa told the Planning Board that at the January 4, 2010 Town Board meeting, Attorney Mark Aquino was appointed to the Lancaster Town Board. Mark will replace Daniel Amatura who was elected to the position of Town of Lancaster Highway Superintendent effective January 1, 2010. Mark will finish out Daniel Amatura's term which runs through December 31, 2011.

New Planning Board Member - Council Member Donna Stempniak introduced Kristin Keane of Depew, NY as the new Planning Board Member to replace Member John Gober who retired in May 2009. Kristin will be appointed to the Planning Board at the January 19, 2010 Town Board meeting. Her term will run through December 31, 2016.

COMMUNICATIONS -

ACTION ITEMS -

REVISED PRELIMINARY PLAT PLAN REVIEW - "DEER RUN ESTATES" SUBDIVISION, 90 SINGLE FAMILY LOTS LOCATED SOUTH OF WILLIAM STREET AND ON THE WEST SIDE OF LAKE AVENUE. PROJECT NO. 4054 CONTACT PERSON: GLENN D. COOLEY

This project was presented at the December 2, 2009 Planning Board meeting and was tabled to the Planning Board meeting on January 6, 2010. Applicant to address items noted by the Planning Board.

Glenn Cooley of E&M Engineering and Alan Nigro presented to the Planning Board the revised preliminary plat plan for the 90 single-family lot subdivision located on the west side of Lake Avenue south of William Street. This will be a phased subdivision. Mr. Cooley addressed the following items:

Turnarounds - The revised plan shows that the turnarounds have been revised. The north turnaround has been pulled back from Simcoe Road and the last lot shown will be deeded to the Town. The south turnaround on Road D will now accommodate the turning radius of a firetruck.

Lot #90 - A culvert will be added on lot #90. Mr. Cooley stated that the culvert will be in place before this lot is sold and will be designed to the satisfaction of the Town Engineer, Town Highway Superintendent, NYSDEC, and Army Corp of Engineers.

Drainage - The southeast outlet to the stormwater pond has been adjusted for better flow.

The Planning Board made the following comments:

Street names - All proposed street names must be approved by the Chief of Police.

Lot #90 culvert - Culvert must be designed to the approval of the Town Engineer and must be part of Phase I. The easement on this lot to be deeded to the Town for drainage.

Map Legend - Legend must be corrected showing the private easements as public easements.

Sewer slopes - Although the applicant has a letter from the Erie County Health Dept. allowing the proposed sewer slopes, the applicant must also provide a letter from Erie County Division of Sewer Management approving the sewer slopes for this project.

Water pressure - Since this is dead-end system with no looping, a water pressure analysis must be provided.

Drainage and wetlands - The water detention facility shown on the north side of Road A must be approved by the Town Engineer. Water to be intercepted prior to reaching the wetlands and drain north to the detention basin. The future phases of this project will be subject to wetland review if there are any changes in the wetlands. All wetlands on this project must be monumented.

Lake Avenue - Town Engineer Robert Harris had concerns concerning the protection of Lake Avenue since no detailed plan for the restoration of Lake Avenue has been provided. The applicant must provide detailed plans regarding the protection of Lake Avenue to the satisfaction of the Town Engineer and the Highway Superintendent. Council Member Stempniak stated her concern regarding the release of hydrogen sulfide gas resulting from blasting into bedrock which would be required for the depth of the sewers along Lake Avenue. Notice must be given prior to any blasting.

Snow Drifting Concerns - There was some discussion by the Planning Board concerning snow drifting resulting from the removal of the current natural buffer on this parcel. The applicant must provide a plan for temporary snow control for roads C & D during construction of this project.

Phases of this project - Following the completion of Phase I, the Planning Board would like Phase II and Phase III built at the same time.

DETERMINATION

At the request of the applicant, this project is tabled to the January 20, 2010 Planning Board meeting. Applicant to address the items and comments noted by the Planning Board. Motion to table this project was made by Melvin Szymanski, seconded by Neil Connelly, and duly carried. Roll call vote as follows:

Chair Keysa - Aye	Lawrence Korzeniewski - Aye
Rebecca Anderson - Aye	Steven Socha - Aye
Neil Connelly - Aye	Melvin Szymanski - Aye

OTHER MATTERS - None

At 8:40PM Rebecca Anderson made a motion to adjourn the meeting. Motion seconded by Lawrence Korzeniewski and unanimously carried.