

January 20, 2010

Planning Board Members: Stanley J. Keysa, Chairman  
Rebecca Anderson  
Neil Connelly  
Kristin Keane  
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 20, 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 twentieth day of January 2010, at 7:30P.M, and there were present:

PRESENT: Stanley J. Keysa, Chairman  
Rebecca Anderson, Member  
Neil Connelly, Member  
Kristin Keane, 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 7:33 PM.

Pledge of Allegiance led by Member Kristin Keane

Minutes - Motion was made by Steven Socha to approve the minutes from the January 6, 2010 Planning Board Meeting. Motion seconded by Neil Connelly and unanimously carried.

Administrative Items -

Neil Connelly provided the Planning Board members with a copy of the report from the Niagara River Watershed Workshop which he attended. Chair Keysa will prepare a cover letter to allow attendance at this workshop to count toward mandatory training hours.

Chair Keysa referred to com.1-20-11 from the Town of Alden - notice of SEQRA lead agency designation request by Town of Alden Town Board of Town of Alden Comprehensive Plan. The Town of Alden Comprehensive Plan on CD was also included. Chair Keysa asked if a Planning Board member would take the CD and review the Town of Alden Comprehensive Plan. Member Steven Socha offered to take the CD and review it.

Communications -

**ACTION ITEMS** -

REZONE PETITION - PROFESSIONAL EMERGENCY SERVICES, PLLC, 5019 TRANSIT ROAD. PRESENT ZONING IS CMS-COMMERCIAL AND MOTOR SERVICE. PROPOSED ZONING IS GB-GENERAL BUSINESS. PROPOSED USE OF PARCEL IS MEDFIRST URGENT CARE CENTER WITH RETAIL/OFFICE SPACE. CONTACT PERSON IS MARK R. PUNDT., MD.

Applicant contacted Chair Keysa earlier today to inform him that this project would not be presented at tonight's meeting.

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 January 6, 2010 Planning Board meeting and was tabled to the Planning Board meeting on January 20, 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 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:

Street names -Will be submitted next week to Chief of Police for approval.

Lot #90 culvert - Culvert will be designed to make lot #90 accessible. A drawing was attached showing that an easement will be deeded to the Town for drainage purposes.

Map Legend - Has been corrected showing the private easements as public easements.

Water pressure - Water System analysis was provided to the Planning Board.

Drainage and wetlands - Drainage proposed for the north side of Road "A" has been discussed with the Town Engineer. All wetlands on this project will be monumented.

Lake Avenue - Applicant provided notes added to plan sheets for Lake Avenue requiring that the contractor take preconstruction pictures, replace areas of disturbed pavement per Town detail and obtain all necessary State, County, and Local permits, bonds, inspections, and approvals. Town Engineer Robert Harris told the applicant that the proposed sewer installation along Lake Avenue will most likely result in damage to Lake Avenue, and that the contractor would be responsible for replacing an entire lane of Lake Avenue or the entire road, depending on the extent of the damage. Mr. Harris also stated that he has had conversations with Highway Superintendent Daniel Amatura regarding this issue, and that according to Supt. Amatura, no permits will be issued until he is satisfied that all repairs to Lake Avenue resulting from this project will be done by the contractor. Mr. Nigro stated that he plans to have Lake Avenue video taped before and after the work is done and any damage will be repaired by the contractor.

Snow Drifting Concerns - During construction contractor will provide a temporary snow fence on Road "C" to replace the natural buffer. Road "D" will not require a temporary snow fence because the natural buffer protecting Road "D" will not be disturbed since it is not located on this property.

Phases of this project - The Planning Board had requested for Phase II and Phase III to be built at the same time. Applicant's letter stated that combining Phases II & III would be contingent on the housing market at the time of construction.

Sewer slopes - Applicant provided the Planning Board with conditional approval letters from Erie County Division of Sewer Management and Erie County Department of Health. Although the letter from Erie County Division of Sewer Management states that the proposed 0.20% is acceptable in certain areas, the Planning Board had concerns regarding the cleaning and maintenance of the sewers. Chair Keysa stated that the slope of the sewers needs to be maximized with a minimal amount of 0.20% slope, and that he would like to see at least 0.40% grade for the entire internal subdivision. Chair Keysa polled the Planning Board members and the Board unanimously agreed that the slope of the sewers remains a concern. Council Member Donna Stempniak also concurred with the Planning Board stating that if the sewer problem in this subdivision is not corrected now, this problem will come back to the Town Board in the future. The Planning Board recommended that the applicant bring back a better sewer design for this project.

## DETERMINATION

At the request of the applicant, this project is tabled to the March 3, 2010 Planning Board meeting. Applicant to address sewer slope for this project. Motion to table this project was made by Steven Socha, seconded by Melvin Szymanski, and unanimously carried. Roll call vote as follows:

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

Kristin Keane - Aye

OTHER MATTERS - None

At 9:00PM Rebecca Anderson made a motion to adjourn the meeting. Motion seconded by Neal Connelly and unanimously carried.