

February 3, 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 February 3, 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 third day of February 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
George Pease, 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 Assistant Building Inspector George Pease.

Minutes - Motion was made by Neil Connelly to approve the minutes from the January 20, 2010 Planning Board Meeting. Motion seconded by Lawrence Korzeniewski and unanimously carried.

Administrative Items -

Town of Alden Comprehensive Plan - At the January 20, 2010 Planning Board meeting, Member Steven Socha offered to review the Town of Alden Comprehensive Plan CD and report back to the Planning Board. Chair Keysa asked Member Socha if he had a chance to review the Town of Alden Comprehensive Plan. Member Socha stated that he was in the process of reviewing the CD and that there was some very interesting information which he would summarize and provide to the Planning Board at the next meeting on March 3, 2010.

ACTION ITEMS -

INFORMAL DISCUSSION - "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 20, 2010 Planning Board meeting and was tabled to the Planning Board meeting on March 3, 2010. Applicant to address sewer slopes for this project.

Alan Nigro stated that the sewer design throughout the entire internal subdivision is currently being redesigned with a 0.40% slope. He asked to address the board to find out if there were any other unanswered questions about this project. The following comments were made:

Lot sizes - Members Anderson, Connelly, Keane, and Korzeniewski agreed that the some of the building lots have very minimal usable backyard space due to monumented wetlands. A better design was suggested. Chair Keysa stated that although some Planning Board members may not be in favor of the design of this project, the project does conform to regulations regarding lot sizes.

Lake Avenue - Members Connelly and Korzeniewski expressed concerns about the rebuilding of Lake Avenue.

Pond - Member Anderson stated that a more imaginative plan could have been designed instead of the circular pond shown on the plan.

Type of homes - Council Member Donna Stempniak inquired as to whether the cost of the building lots would drive the price of the houses that will be built. Mr. Nigro stated that the approximate cost of the average home in this subdivision would be \$270,000. for a 1,700 sq.ft. home with a 2-car garage.

Members Socha and Szymanski did not have any issues with this project.

Mr. Nigro thanked the Planning Board for their input and stated that he would be back before the Planning Board at the next meeting on March 3, 2010.

OTHER MATTERS -

Council Member Donna Stempniak informed the Planning Board that the Professional Emergency Services Project that was not presented at the Planning Board meeting on January 20, 2010, has abandoned the site at 5019 Transit Road due to wetlands on that parcel. The applicant wants to build this project within the Town of Lancaster and is now looking at one of the out-parcels in front of the existing Kohl's Store on Transit Road.

At 8:08PM Lawrence Korzeniewski made a motion to adjourn the meeting. Motion seconded by Melvin Szymanski and unanimously carried.

