

March 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 March 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 March 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: None

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 7:37 PM.

Pledge of Allegiance led by four Girl Scouts in attendance.

Minutes - Motion was made by Neil Connelly to approve the minutes from the February 3, 2010 Planning Board Meeting. Motion seconded by Steven Socha and unanimously carried.

Administrative Items -

Town of Alden Comprehensive Plan - Member Steven Socha provided the Planning Board with a summary of the Town of Alden Master Plan including a color copy of the community vision map. Member Socha told the Planning Board that this Master Plan is an update of a 1972 plan. The Town of Alden encouraged public participation by survey and online. The Town of Alden Master Plan states a need to advance but keep its agricultural history and cost effective land use. Improvements to the two hamlets of Millgrove and Townline will be necessary. The plan also addressed the two main corridors between Alden and the Town of Lancaster: Broadway and Walden Avenue. A multi-use path along the existing rail line could connect with the Heritage Trail Bike Path currently under construction in the Town of Lancaster. Member Socha stated that although the Alden Master Plan took many hours to read, what he learned from this study was far more than a training class provides. Chair Keysa asked Member Anderson to place a copy of Member Socha's summarization and the Town of Alden Master Plan CD in the Planning Board library. Chair Keysa also asked that a recommendation be made to the Town Board allowing for the time spent by Member Socha on this project to be counted as his 4 hours of annual training time for 2010. A motion was made by Lawrence Korzeniewski, seconded by Melvin Szymanski and unanimously carried.

ACTION ITEMS -

SITE PLAN REVIEW - URGENT CARE FACILITY, 4827 TRANSIT ROAD, 5,775 SQ.FT BUILDING PROJECT NO. 2313. CONTACT PERSON: SEAN HOPKINS OF HOPKINS & SORGI, PLLC.

Sean Hopkins, Hopkins & Sorgi, Engineer Chris Wood, and Robert Zaffarino, developer presented to the

Planning Board the site plan review for the proposed 5,775 sq. ft. building located at 4827 Transit Road to be used for an Urgent Care Facility to treat non-acute health injuries. Owner of the facility is Professional Emergency Services. Mr. Hopkins stated that there is a need for this type of facility in this area because the towns located east of Buffalo are currently under served by emergency care facilities. Hours of operation will be 9:30AM to 9:30PM. The single-use building will be single-story with a flat roof. The following items were addressed:

Landscaping - Mr. Hopkins referred to com. 3-3-12 from General Crew Chief Terrence McCracken requesting additional tree plantings. Mr. Hopkins explained that the area referred to in the memo is on Kohl's property. He stated that he will work with Kohl's to approve the additional tree plantings. The Planning Board stated that the landscaping plan for this project must be approved by General Crew Chief Terrence McCracken.

Traffic access management - The site plan shows a driveway on Transit Road for this parcel. Mr. Hopkins explained that the existing curbcut on Transit Road is not usable, so a new curbcut will be necessary. He stated that although this project will generate a small amount of traffic, the urgency of the situations require a direct entrance to this project on Transit Road. The Planning Board stated that the Town of Lancaster has a traffic access management ordinance, and that connectivity with the Kohl's parking lot will be necessary. The Planning Board also stated that a waiver from the traffic access management ordinance will be required for a new driveway on Transit Road. A report from a certified traffic analyst must be provided to the Town Board for consideration of the waiver. If the Town Board does allow a waiver to the traffic access management ordinance, the new driveway on Transit Road would be limited to ingress only. The Planning Board discussed the difficulty of enforcing the prohibiting of left turns onto Transit Road even when it is posted with No Left Turn signs. All traffic exiting this project must use the Kohl's exit on Transit Road. Applicant must also provide the Town Board with the letter from the New York State Dept. of Transportation regarding the proposed new driveway.

Traffic signal - There was some discussion regarding the possibility of NYSDOT adding a traffic signal along this section of Transit Road in the future. The applicant is to provide a written commitment to interconnect when a traffic signal is added.

Engineering - Town Engineer Robert Harris went over his letter (com. 3-3-08) with comments on this project. He stated that although some of the items noted have already been corrected, there are still a few items that need to be addressed. The Planning Board stated that the engineering for this project is to be done to the satisfaction of the Town Engineer Robert Harris.

Connectivity - This project is located along the existing Kohl's parking lot and the previously approved Benderson project. The Planning Board stated that the applicant is to provide a copy of the agreement with both Kohl's and Benderson regarding interconnectivity in the future.

Setback along building - The site plan shows the driveway for this project running along the building. The Planning Board stated that a 5-foot driveway setback along the building will be required.

Dumpster - The dumpster shown on the site plan is to be moved or eliminated. Most of the refuse generated will be medical waste which will be picked up by a private company.

DETERMINATION

Based on the information presented to the Planning Board, a motion was made by Steven Socha to recommend approval of the site plan to the Town Board with the following conditions: 1.) Landscape plan to be approved by Gen. Crew Chief Terrence McCracken. 2.) Parking lot to connect with existing Kohl's parking lot. 3.) Driveway on Transit Road limited to ingress only. 4.) Applicant to provide letter from NYSDOT regarding proposed driveway. 5.) Report from certified traffic analyst required to apply to Town Board for waiver regarding traffic access management ordinance. 6.) Applicant to provide written commitment to interconnect when traffic signal is added. 7.) Applicant to provide agreement with Kohl's and Benderson regarding interconnectivity in future. 8.) Engineering plan to be done to satisfaction of Town Engineer Robert Harris. 9.) Plan to show 5-foot driveway set back along building. 10.) Dumpster shown on site plan to be moved or eliminated. Motion seconded by Rebecca Anderson 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		

PRELIMINARY PLAT PLAN REVIEW - "DEER RUN ESTATES" SUBDIVISION 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 had also requested an informal discussion on February 3, 2010. Applicant to address sewer slopes for this project.

Alan Nigro spoke to the Planning Board regarding the sewer design throughout this project. He explained that the three property owners to the south of this project have been contacted to obtain an easement through one of the properties for the sewer line. This would take the proposed sewer line off of Lake Avenue. None of the three property owners have agreed to an easement through their property. Mr. Nigro told the Planning Board that the sewer slope has been revised to .40% slope from the back of Road D to Lake Avenue. The sewer slope on Lake Avenue to the trunk line would be .20%. Three building lots on Road D have been removed. Town Engineer Robert Harris has not seen the detailed design for these changes.

Mr. Nigro asked the Planning Board if the sewer slope revisions are agreeable before he goes forward to design the sketch plan. An informal vote of the Planning Board was taken. There were no objections. The Planning Board stated that the developer must correct the notes on the plan.

Mr. Nigro thanked the Planning Board for their input and stated that he would be back before the Planning Board at a future Planning Board meeting.

INFORMAL DISCUSSION - LYNN MCCARTHY OF NORTHWOOD HOME OWNERS ASSOCIATION. DISCUSSION ON THE POSSIBLE CLOSING OF THE WILLIAM STREET ACCESS.

Lynn McCarthy, President of Northwood Village Homeowners Assoc. spoke to the Planning Board regarding concerns about increased traffic on Northwood Drive. Ms. McCarthy told the Planning Board that most of this additional traffic is due to parties looking at the Wal-Mart project currently under construction and traffic cutting through to William Street. The additional traffic is speeding, driving over lawns, and littering. She asked if the site plan for this project could be amended to close off the William Street access. Northwood Village currently has three entries. Chair Keysa stated that there is no precedent in the Town of Lancaster where an original site plan was modified to close an entrance/exit.

Chair Keysa also said that it will be necessary for the Town Attorney to review the steps necessary and the data required for this process. Town Prosecutor Nick LoCicero will contact Town Attorney John Dudziak to discuss this situation. Chair Keysa will try to get a response to Lynn McCarthy before the next Planning Board meeting on March 17, 2010.

OTHER MATTERS - None

At 9:12 PM Rebecca Anderson made a motion to adjourn the meeting. Motion seconded by Kristin Keane and unanimously carried.