

April 7, 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 April 7, 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 seventh day of April 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

EXCUSED: Melvin Szymanski, Member

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 7:30 PM.

Pledge of Allegiance led by Kenneth Zollitsch of Greenman Pedersen, Inc.

Minutes - Motion was made by Rebecca Anderson to approve the minutes from the March 17, 2010 Planning Board Meeting with the following correction: SITE PLAN REVIEW-TOOL RANCH DETERMINATION-At the request of the applicant, this project is tabled until the Planning Board meeting on April 21, 2010, at which time the applicant will address the following items: 1.) Archeologic study. 2.) Wetlands delineation. 3.) Location of additional landscaping. Motion to table made by Rebecca Anderson, seconded by Kristin Keane and unanimously carried. Motion seconded by Neil Connelly and unanimously carried.

Administrative Item - Tracing of sewer routes - Chair Keysa invited the Planning Board members to look over the tracing of the sewer routes which was included as part of his package of the engineering report for the "Summerfield Farms" Subdivision Phase 5. Beginning at Summerfield Farms Subdivision on William Street, Chair Keysa explained the route of the sewers through the Town of Lancaster, the Village of Lancaster, the Village of Depew and then on to where any excess or overflow is held with treatment. Town Engineer Robert Harris will provide a copy (11" X 17") of the tracing of sewer routes for each Planning Board member and each Town Board Member.

Chair Keysa referred to com. 4-7-01, Minutes of Zoning Board of Appeals meeting held 3/11/10 regarding the zoning status of the Buffalo-Lancaster Airport at 4343 Walden Avenue. Chair Keysa stated that as of 1989 zoning, this airport was recognized and was treated as the railroad lines are treated - both are federally regulated. Asst. Building Inspector George Pease stated that prior to 1989 this section of Walden Avenue was zoned LI - Light Industrial. This zoning included the Lancaster Airport. The Town does not provide

regulations for either railroad lines or airports. Since both are federally regulated, they are not subject to local zoning regulations.

ACTION ITEMS -

PRELIMINARY PLAT PLAN REVIEW - SUMMERFIELD FARMS SUBDIVISION PHASE 5; 62 SINGLE-FAMILY DWELLINGS, LOCATED SOUTH OF AVIAN WAY. PROJECT NO. 2653. CONTACT PERSON: KENNETH ZOLLITSCH, GREENMAN PEDERSEN, INC.

Kenneth Zollitsch, Greenman-Pedersen, Inc. and David DiPaulo of Marrano/Marc Equity presented to the Planning Board the preliminary plat plan review for Summerfield Farms Subdivision Phase 5 located south of Avian Way. The preliminary plat plan matches the previously presented sketch plan showing 62 single-family dwellings. The following items were addressed:

Sewers - Mr. Zollitsch stated that gravity sewers will connect this phase with phase 4 of this project.

Water service (pressure) - The plan shows a 10" service line throughout phase 5, with an 8" service line around Apple Blossom Blvd.

Wetland monumentation - Mr. Zollitsch stated that the wetlands will be monumented at the corners of the buffer areas and will be shown on the surveys.

Sidewalks - Member Anderson commented that there are several lots that have a large amount of sidewalk space. She questioned how homeowners are made aware of their responsibility to keep their sidewalks clear of snow. Mr. Zollitsch stated that the developer can make a notation on the deed for the original buyer. Also, who will be responsible to connect the sidewalk from lot #23 to Brunck Road? Mr. DiPaulo stated that the future developer would be responsible for the sidewalk connection as per the Town.

Engineering - Town Engineer Robert Harris referred to com.4-7-05 with comments on this project. He stated that most of the issues have been addressed. Homes near stub streets should have the driveways face the street that is plowed and not the stub street. Mr. Zollitsch will draft up notes to Town Engineer Robert Harris regarding driveway placement for homes near stub streets. The Planning Board stated that all remaining engineering concerns must conform to the Town Engineer's satisfaction.

DETERMINATION

Based on the information provided to the Planning Board, a motion was made by Steven Socha to recommend approval of the preliminary plat plan review to the Town Board with the following condition: 1.) Engineering concerns must conform to the satisfaction of the Town Engineer. Motion seconded by Lawrence Korzeniewski 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:	Excused
Kristin Keane:	Aye		

OTHER MATTERS - None

At 8:15 PM Rebecca Anderson made a motion to adjourn the meeting. Motion seconded by Kristin Keane and unanimously carried.