

April 21, 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 21, 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 twenty-first of April 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: Kristin Keane, 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 (Arrived at 7:40PM)
Mary Nowak, Recording Secretary

Meeting called to order by Chair Keysa at 7:30 PM.

Pledge of Allegiance led by Council Member Donna Stempniak.

Minutes - Motion was made by Steven Socha to approve the minutes from the April 7, 2010 Planning Board meeting. Motion seconded by Neil Connelly and unanimously carried.

Administrative Items -

Planning Board members discussed com. 4-21-15 from Highway Superintendent Daniel Amatura in which he indicated a concern with the cul de sac in the proposed Prairie Landing Subdivision. According to the communication, Highway Superintendent Amatura would like the cul-de-sac eliminated. Chair Keysa stated that since this is a single street with a cul-de-sac at the end, the only other way to handle this would be a "T" at the end of the street. There really is no other alternative. Chair Keysa will contact Highway Superintendent Amatura to discuss this matter.

Budget Report - Chair Keysa told the Planning Board that he has received the budget report and that although the Planning Board does not spend very much money, we must be much tighter due to the Town's budget.

ACTION ITEMS -

SITE PLAN REVIEW - TOOL RANCH, 3857 WALDEN AVENUE, 6,000 SQ. FT. ADDITION. PROJECT NO. 4523. CONTACT PERSON: JEFFREY W. LOEFFLER

This project was tabled at the Planning Board meeting on March 17, 2010. Applicant to address the following three items: Archeologic study, wetlands delineation, and landscaping.

Jeffrey Loeffler, owner, and Donald Allbrecht, architect, presented to the Planning Board the site plan review for the proposed 6,000 sq. ft. addition to the existing building located at 3857 Walden Avenue. The proposed addition will extend to the rear of the existing building. The additional space will be used for warehouse/storage space. The following items were discussed:

Archeologic study - Mr. Loeffler stated that he has contacted SHIPPO regarding the archeologic sensitivity of this parcel and whether a study will be necessary. He hopes to get an answer from SHIPPO very soon.

Wetlands - Mr. Loeffler provided the Planning Board members with copies of the wetlands delineation prepared by Earth Dimensions. Chair Keysa stated that the wetlands delineation must be confirmed by the Army Corps of Engineers. Mr. Loeffler told the Planning Board that the Army Corp of Engineers has been contacted regarding the confirmation of the wetlands delineation.

Landscape plan - Mr. Loeffler stated that clarification of the landscaping plan has been resolved with General Crew Chief Terrence McCracken (com. 4-7-08).

Parking lot - There was a question as to whether a portion of the parking lot is in the wetlands area. The

Planning Board stated that once the wetlands delineation has been confirmed by the Army Corps of Engineers, the applicant will need to have the wetlands drawing superimposed over the site plan drawing to clarify the location of the wetlands and the parking lot.

DETERMINATION

At the request of the applicant, this project is tabled to the Planning Board meeting on May 19, 2010, at which time the applicant will address the following items: 1.) Archeologic study. 2.) Confirmation of wetlands delineation by Army Corps of Engineers. Motion to table made by Neil Connelly, 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:	Aye
Kristin Keane:	Excused		

OTHER MATTERS - None

At 7:46PM Melvin Szymanski made a motion to adjourn the meeting. Motion seconded by Rebecca Anderson and unanimously carried.