

May 5, 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 May 5, 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 fifth day of May 2010, at 7:30P.M, and there were present:

PRESENT: Stanley J. Keysa, Chairman
Rebecca Anderson, Member
Neil Connelly, Member
Kristen Keane, Member
Lawrence Korzeniewski, Member
Steven Socha, Member
Melvin Szymanski, Member

EXCUSED:

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 7:34 PM.

Pledge of Allegiance led by Asst. Building Inspector Leonard Campisano

Minutes - Motion was made by Melvin Szymanski approve the minutes from the April 21, 2010 Planning Board meeting. Motion seconded by Neil Connelly and unanimously carried.

ACTION ITEMS -

SKETCH PLAN REVIEW - PRAIRIE LANDING SUBDIVISION, NORTH OF AFFORDABLE SENIOR HOUSING (18 PAVEMENT ROAD), 21 SINGLE-FAMILY HOMES. PROJECT NO. 1990. CONTACT PERSON: MICHAEL CONNORS OF CLOVER MANAGEMENT.

Michael Connors of Clover Management presented to the Planning Board the sketch plan for the 21 single-family home subdivision on the 7.67-acre parcel located north of Affordable Senior Housing (18 Pavement Road) and directly across from Muirfield Lane. This will be a single street development with a cul-de-sac at the end. The following items were discussed:

Cul-de-sac - Chair Keysa reminded the Planning Board that the Town Highway Superintendent is not in favor of the cul-de-sac shown on the sketch plan. He asked Mr. Connors if there was any possibility of future connection with neighboring property to the west (Colonial Meadows). Mr. Connors stated that Colonial Meadows, which is owned by Belmont Shelters, is serviced by a private road and that he did not know of any plans for future development.

Easement to pond - The Planning Board stated that there must be sufficient space for an easement between two of the homes which back up to the pond.

Permit - Mr. Connors told the Planning Board that a permit has been issued by the Army Corp of Engineers for this project. Chair Keysa stated that the permit issued by the Army Corp of Engineers must go the Town Attorney's office.

Gas well - Mr. Connor stated that the existing gas well on this parcel will not be used and has been plugged. Proof that the gas well has been plugged must be provided to the Town Attorney's Office.

Driveway turnaround - The sketch plan does not show a T-turnaround in the driveway of lot #6. Mr. Connor stated that the correction will be made on the site plan showing a T-turnaround in the driveway of lot #6.

This parcel has a great deal of fill that has been dumped on it over the years. The Planning Board stated that the developer must be certain that the road is built on compacted solid ground and not just over the existing fill. Assistant Building Inspector Leonard Campisano told the Planning Board that compaction tests will be done for the road and each individual building lot.

DETERMINATION

Based on the information provided to the Planning Board, Neil Connelly made a motion to approve the sketch plan with the following conditions: 1.) Sufficient space for easement between two of the homes backing up to the retention pond for access to the retention pond. 2.) Permit from Army Corp of Engineers

to be provided to Town Attorney. 3.) Proof that existing gas well has been plugged to be provided to the Town Attorney. 4.) Plan to show T-turnaround in driveway of lot #6. Motion seconded by Steven Socha 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		

SITE PLAN REVIEW - BUFFALO FILTER, 5872 GENESEE STREET, 50,000 SQ.FT. MANUFACTURING & OFFICE FACILITY. PROJECT NO. 0746. CONTACT PERSON: DAVID KULBACKI OF GOLD SEAL EQUITY PARTNERS.

Anthony Marino of Tredo Engineers presented to the Planning Board the site plan for the 50,000 sq.ft. building located at 5872 Genesee Street. The building will be used for a manufacturing and office facility for Buffalo Filter. Mr. Marino provided the Planning Board members with a copy of a letter dated May 5, 2010, which was in response to the April 27, 2010 letter from Town Engineer Robert Harris. The letter from Mr. Marino also had a site landscape plan attached. Mr. Marino went over each of the 14 items listed with the Planning Board members. Chair Keysa stated that Town Engineer Robert Harris will need to verify the information provided in the response to his prior comments. The following items were also discussed:

Archeologic study - Chair Keysa stated that any recommendation to the Town Board will be subject to the findings of the archeologic study on this site (NYS OPRHP).

SEQR - This project is subject to the SEQR findings.

Rezone - A rezone of this parcel has not been approved by the Town Board. This project is subject to a rezone of this parcel by the Town Board.

Landscaping plan - The attached landscape plan for this project must be approved by General Crew Chief Terrence McCracken.

Detention pond - The Planning Board asked if the old quarry on this parcel will be used as a detention basin for both phases of this project. Mr. Marino stated that the detention basin shown on the site plan will be used for only for Phase I of this project. He was not certain if the old quarry will be used for the Phase II detention basin.

DETERMINATION

Based on the information provided to the Planning Board, a motion was made by Lawrence Korzeniewski to recommend approval of the site plan to the Town Board with the following conditions: 1.) Subject to findings of archeologic study (NYS OPRHP. 2.) Subject to SEQR. 3.) Subject to rezone approval by Town Board. 4.) Items listed in the letter of response to Town Engineers comments to be included in site plan. 5.) Subject to approval of landscaping plan by General Crew Chief Terrence McCracken. 6.) Subject to verification by Town Engineer of the responses to his prior comments. Motion seconded by Kristin Keane and unanimously carried.

Roll call vote as follows:

Chair Keysa : Aye
Rebecca Anderson: Aye
Neil Connelly : Aye
Kristin Keane: Aye

Lawrence Korzeniewski: Aye
Steven Socha: Aye
Melvin Szymanski: Aye

SITE PLAN REVIEW - URGENT CARE FACILITY, 4827 TRANSIT ROAD, 5,775 SQ.FT. BUILDING. CHANGES TO DUMPSTER LOCATION AND TWO (2) ADDITIONAL PARKING SPACES. PROJECT NO. 2313. CONTACT PERSON: SEAN HOPKINS

The site plan for this project was recommended for approval at the March 3, 2010 Planning Board meeting.

Chair Keysa told the Planning Board that the project applicant would like to make the following two (2) changes to the previously approved site plan: 1.) Add two (2) parking spaces. 2.) Place a dumpster at the southeast corner of the building. The Planning Board discussed the following issues:

Landscaping - A question was raised regarding whether the landscaping plan will change as a result of the dumpster placement. Any change to the landscaping plan must be approved by General Crew Chief Terrence McCracken.

Generator - Town Engineer Robert Harris will check on the location of the generator, which he thought was shown on the site plan at the northeast corner of the building. The Planning Board also asked that Town Engineer Robert Harris make arrangements for the generator to be accessible.

Variations - The Planning Board stated that the requested changes to the previously approved site plan are subject to any necessary variations from the Zoning Board of Appeals.

DETERMINATION

Based on the information presented to the Planning Board, a motion was made by Kristin Keane to recommend approval of the revised site plan to the Town Board with the following conditions: 1.) Subject to approval of landscape plan by General Crew Chief Terrence McCracken. 2.) Subject to confirmation of location of generator by Town Engineer Robert Harris and arrangements for access to generator. 3.) Subject to any necessary variations from Zoning Board of Appeals. Motion seconded by Lawrence Korzeniewski and unanimously carried. Roll call vote as follows:

Chair Keysa : Aye
Rebecca Anderson: Aye
Neil Connelly : Aye
Kristin Keane: Aye

Lawrence Korzeniewski: Aye
Steven Socha: Aye
Melvin Szymanski: Aye

OTHER MATTERS -

Resolution for John Gober - A motion was made by Chairman Stanley Keysa to prepare a resolution in memory of former Planning Board Member John Gober who served on the Planning Board for 31 years: July 1978 to May 30, 2009. Motion seconded by Neil Connelly 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

At 8:35PM Melvin Szymanski made a motion to adjourn the meeting. Motion seconded by Rebecca Anderson and unanimously carried.