

June 2, 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 June 2, 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,

Lawrence Korzeniewski
Planning Board Member

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 second day of June 2010, at 7:30P.M, and there were present:

PRESENT: Rebecca Anderson, Member
Neil Connelly, Member
Kristin Keane, Member
Lawrence Korzeniewski, Member
Steven Socha, Member
Melvin Szymanski, Member

EXCUSED: Stanley J. Keysa, Chairman

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, Asst. Building & Zoning Inspector
Nicholas LoCicero, Town Prosecutor
Suzanne Blank, Recording Secretary

Chairman Stanley J. Keysa will not be in attendance for tonight's meeting. Therefore, Lawrence Korzeniewski will run the meeting as Chairman.

Meeting called to order by Planning Board Member Lawrence Korzeniewski at 7:35PM.

Pledge of Allegiance led by Planning Board Member Rebecca Anderson.

Minutes - Motion was made by Neil Connelly to approve the minutes from the May 19, 2010 Planning Board meeting. Motion seconded by Kristin Keane and unanimously carried.

ACTION ITEMS -

SITE PLAN REVIEW -SBL#115.03-1-16.1 TRANSIT ROAD, TRANSIT BOULEVARD APARTMENTS, 92 UNITS. PROJECT NO. 0504. CONTACT PERSON: JOSEPH CIPOLLA

This project was tabled at the May 19, 2010 Planning Board meeting with the following conditions: 1.)

Number of units shall not exceed 92. 2.) Berm and fence (Walmart style) to extend northward past the northern most building of the Northwood Complex. 3.) No roadway access from or to Transit Boulevard. 4.) Landscaping plan to be approved by General Crew Chief Terrence McCracken. 5.) Engineering questions to be addressed by June 2, 2010. 6.) Applicant encouraged to address 2-3 additional handicap parking spaces on the east side of the project. 7.) Dumpster enclosure to be shown on site plan. 8.) Gap in the continuous berm at the north end of the Walmart property to be addressed.

Planning Board Member Lawrence Korzeniewski read a letter dated June 2, 2010 (com. 6-2-09), from Town Attorney John Dudziak advising that this project be tabled until the concerns expressed by Mr. Doleski of the NYSDEC (com. 6-2-11) are resolved. However, Mr. Cipolla of Bella Vista wanted to address the concerns stated by Mr. Doleski and the above-mentioned conditions on this project.

Mr. Cipolla stated that the following conditions have been addressed:

Landscaping - Mr. Cipolla stated that he will cooperate with General Crew Chief Terrence McCracken regarding a landscape plan for this project.

Engineering issues - An updated engineering plan was provided by Mr. Cipolla at tonight's meeting. Town Engineer Robert Harris stated that he will need to look over the report to be certain that his concerns in com. 5-19-11 have been addressed. Mr. Cipolla told the Planning Board that the drainage runs from Walmart to the north in a pipe along the berm to the pond and to then to the west end. Mr. Harris stated that he will need to review the calculations. Also, the buffer zone will remain as is. Mr. Harris stated that the NYSDEC needs to be aware of the previously approved access to the buffer zone. Council Member Donna Stempniak told Mr. Cipolla that the engineering issues must be resolved before this project leaves the Planning Board.

Easements - There was a discussion concerning the right to easements given to WalMart. Mr. Cipolla stated that the easement agreements between Walmart and Transit William are internal documents and will be in place. The Planning Board would like to see the easement agreement documentation.

Parking spaces - Mr. Cipolla stated that the revised site plan shows additional handicap parking spaces have been added, and that there are still 4 more parking spaces than required for this project. Mr. Cippola said that he would add additional handicap spaces in the future, if they are necessary.

Dumpster - The revised site plan shows an enclosed dumpster.

Berm - Mr. Cipolla stated that the existing berm on the WalMart property will continue along this project. He also explained that the berm is supposed to go past the last house in the Northwood complex. However, the existing tree line curve at the north end will result in the removal of several trees in order to continue the berm. Mr. Cipolla suggested that the residents of Northwood should be consulted before the trees are cut down. He also stated that he will cooperate with whatever decision is reached.

Interconnectivity - Mr. Cipolla stated that the existing Gentle Dentistry Office must contact Transit-William to negotiate in writing for access to the entrance road to this project off Transit Road. He said that he will be willing to negotiate any reasonable offer to interconnect.

Wetlands - Mr. Cipolla stated that there is a question concerning the exact location of the wetlands on this parcel, and that the possibility of a new delineation has been discussed with NYSDEC. All building must stay at least 100 feet from the wetland buffer. Mr. Cipolla will be meeting with NYSDEC to discuss this matter. He also told the Planning Board that there are two drawings for this project - the current site plan and one that shows one less building (4 units), in the event that the wetland boundary is changed. Mr. Cipolla must provide the Planning Board with both sets of drawings.

DETERMINATION

At the request of the applicant, this project is tabled to a future Planning Board meeting. Applicant to address the following conditions: 1.) Number of units shall not exceed 92. 2.) Berm and fence (Walmart style) to extend northward past the northern most building of the Northwood Complex. 3.) No roadway access from or to Transit Boulevard. 4.) Landscaping plan to be approved by General Crew Chief Terrence McCracken. 5.) Approval of new engineering plans by Town Engineer Robert Harris. 6.) Easement agreement with Walmart to be provided to the Planning Board. 7.) Resolve issues with Steven Doleski, NYSDEC and decide which plan will be used. Motion to table this project was made by Steven Socha, seconded by Melvin Szymanski and unanimously carried. Roll call vote as follows:

Chair Keysa :	Excused	Lawrence Korzeniewski:	Aye
Rebecca Anderson:	Aye	Steven Socha:	Aye
Neil Connelly :	Aye	Melvin Szymanski:	Aye
Kristin Keane:	Aye		

PRELIMINARY PLAT PLAN REVIEW - "VINE SUBDIVISION" LOCATED ON THE EAST SIDE OF BOWEN ROAD AT THE ENTRANCE OF SUMMERFIELD DRIVE, 9 SINGLE-FAMILY LOTS. PROJECT NO. 6769. CONTACT PERSON: DR. CHRISTOPHER BALDWIN AND ANDY MARINO OF TREDO ENGINEERING.

John Gaglione, representative of Vine Wesleyan Church, and Andy Marino of Tredo Engineering presented to the Planning Board the plan for the 9 single-family lot subdivision located on the east side of Bowen Road at the entrance of Summerfield Drive. This project received sketch plan approval last year, but then was tabled due to lack of access to Summerfield Drive. Mr. Gaglione told the Planning Board that the strip of land along Summerfield Drive which was owned by the Town of Lancaster has now been acquired by Vine Wesleyan Church. The following issues were discussed:

Preliminary Plat Plan - The Town has not received the official preliminary plat plan for this project. The applicant must provide the Planning Board with the preliminary plat plan with an official signature.

Future access road - The plan shows 2 lots to be used for future access to the property to the north, if needed. Mr. Marino was not certain if these would be corner lots. The Town's preference is for these lots to be reserved for future access.

Sidewalks - Town Engineer Robert Harris stated that the plan will need to show 5-ft. sidewalks. Sidewalks in the existing Summerfield Farms Subdivision are 4-ft. wide. However, Town code has changed since that subdivision was built. The current code states that all new subdivisions must have sidewalks that are 5- ft. wide.

Water line - The water line details along the south side of the street must be shown on the plan. Mr. Harris stated that the town roads and existing front lawns are not to be damaged.

Drainage - Town Engineer Robert Harris stated that the drainage plans must be according to Town standards. He also stated that rear yard lawn drains will need to be relocated.

Grading plan - A grading plan for this project must be provided to the Town Engineer.

Detention basin - The plan shows a detention basin at the corner of Bowen Road and Summerfield Drive. Mr. Harris stated that this will be a detention basin/infiltration basin. Following a brief discussion, the Planning Board stated that the basin should be increased in size, but not increased in depth. Depth will remain at 2 feet. There was also some discussion concerning ownership of the basin. Mr. Gaglione stated that the owner of lot #9 will have ownership of the basin and will be obligated to maintain the basin. The

Planning Board stated that this must be indicated on the preliminary plat plan. There was some concern that this is a big obligation for the owner of lot #9 and that the Town might have to come in eventually and maintain the pond. There was some discussion regarding a homeowners association, but Mr. Gaglione felt that a homeowners association would be "overkill". Mr. Harris suggested that the Town Attorney look at the language in the deed for lot #9 regarding the maintenance of the basin. If the basin is not maintained, the Town would need to come in, but the Town does not want ownership of the detention basin.

Lot #9 - The plan shows the driveway for lot #9 to be very close to the existing entrance island of the subdivision and will have a problem exiting. Mr. Marino stated that the driveway is located as far east as possible. Following a brief discussion, it was suggested that the entrance island be cut back about 40%. Town Engineer Robert Harris suggested that the applicant sketch up a plan to cut back the entrance island. Mr. Harris stated that he and the applicant can take it to the Highway Superintendent for recommendation to the Town Board. It was also suggested that the driveway for lot #8 be flipped to the other side of the lot.

DETERMINATION

At the request of the applicant, this project is tabled to the next Planning Board meeting on June 16, 2010. Applicant to address the following issues: 1.) Preliminary plat plan with official signature to be provided. 2.) Plan to show 5-ft. sidewalks. 3.) Water line detail to be shown on plan. 4.) Modify drainage plan. 5.) Geo-technical documentation to be provided to Town Engineer. 6.) Grading plan to be provided to Town Engineer. 7.) Address driveway location on lot #9. Motion to table this project was made by Steven Socha, seconded by Kristin Keane, and unanimously carried. Roll call vote as follows:

Chair Keysa :	Excused	Lawrence Korzeniewski:	Aye
Rebecca Anderson:	Aye	Steven Socha:	Aye
Neil Connelly :	Aye	Melvin Szymanski:	Aye
Kristin Keane:	Aye		

OTHER MATTERS - None

At 8:50PM Lawrence Korzeniewski made a motion to adjourn the meeting. Motion seconded by Neil Connelly and unanimously carried.