

July 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 July 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 July 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
Jeffrey Simme, Building & Zoning Inspector
Nicholas LoCicero, Town Prosecutor
Mary Nowak, Recording Secretary

Meeting called to order by Chair Keysa at 7:37PM.

Pledge of Allegiance led by Building Inspector Jeffrey Simme.

Minutes - Motion was made by Melvin Szymanski to approve the minutes from the June 16, 2010 Planning Board meeting. Motion seconded by Rebecca Anderson and unanimously carried.

Administrative Items - None

Planning Board members inquired about com. 7-7-02 from Kathy Konst, Com. of ECDEP, offering a training session on various planning or zoning subjects. Chair Keysa will contact Ms. Konst to see what he can arrange for the Town Planning Board. He will also contact the Town Zoning Board of Appeals and the Village of Lancaster Planning Board to see if they would also be interested in attending.

ACTION ITEMS -

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 PERSONS: DR. CHRISTOPHER BALDWIN AND ANTHONY
MARINO

This project was tabled at the June 2, 2010 Planning Board meeting with conditions.

Attorney John Garus and Anthony Marino of Tredo Engineers presented to the Planning Board the preliminary plat plan review for the 9 single-family lot subdivision located on the east side of Bowen Road at the entrance of Summerfield Drive. The following issues were addressed:

Retention basin- Mr. Garus told the Planning Board that the retention basin for this project has been moved up on a larger parcel of land, and as a result the grading is less steep. There was some discussion concerning the ownership and maintenance of the retention basin. Mr. Garus stated that the retention basin would be part of lot #9, and that although the owner of lot #9 would have ownership of the retention pond, the Town would have

a permanent easement to maintain the pond. There was some discussion regarding whether the retention pond should be the responsibility of the owner of lot #9. Following a discussion, it was decided that the ownership of the retention basin will remain with Vine Wesleyan Church with a permanent easement granted to the Town of Lancaster. The Planning Board stated that a satisfactory legal definition is needed concerning ownership and maintenance of the retention basin.

Engineering concern - Town Engineer Robert Harris had a concern regarding whether the sub soil-condition of this parcel would support a dry retention basin, and requested a geo-technical report indicating that it would support a dry retention basin.

Median on Summerfield Drive - Mr. Garas told the Planning Board that the existing 100-ft. median at the entrance to the Summerfield Farms subdivision at Bowen Road impedes access to the driveway of the first lot (lot #9) of the proposed subdivision. He also stated that he has been in contact with the Town Highway Superintendent to discuss cutting the existing median back about 70 feet to allow access to the driveway of the first building lot. Mr. Garas stated that the Town Highway Superintendent was in agreement with this modification of the existing median.

DETERMINATION

Based on the information presented 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 conditions: 1.) Satisfactory legal definition needed concerning ownership and maintenance of the retention basin. Vine Wesleyan Church will retain ownership of the basin with a permanent easement granted to the Town. 2.) Geo-technical report to be provided to the Town Engineer and the Town Building Inspector indicating the sub-soil condition and that it will support a dry retention basin. 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		

PRELIMINARY PLAT PLAN REVIEW - PRAIRIE LANDING SUBDIVISION LOCATED ON
PAVEMENT ROAD NORTH OF AFFORDABLE SENIOR HOUSING, 21 SINGLE FAMILY LOTS.

PROJECT NO. 1990. CONTACT PERSON IS MICHAEL CONNORS.

This project was tabled at the June 16, 2010 Planning Board meeting. Applicant to address list of concerns from the Town Engineer.

Michael Connors, Lancaster Land LLC presented to the Planning Board the revised preliminary plat plan review for the 21 single-family home subdivision located on Pavement Road north of Affordable Senior Housing. This parcel is zoned R-2. The following items were discussed:

Stormwater easement - There is a dry pond located at the northwest corner of the parcel. Mr. Connors stated that if needed, easements could be placed between lots #11 & #12 or lots #12 & #13. The Planning Boards's preference is for an easement between lots #14 & #15, at the cul-de-sac.

DEC issues - Chair Keysa referred to com 7-7-12 from NYSDEC with comments on this project which still need to be addressed including: floodplain, wetlands, and Stormwater Pollution Prevention Plan (SWPPP).

Sanitary sewers - Mr. Connors stated that he received approval via an e-mail from Erie County Sewer.

Driveways for lot #3 & lot #4 - As per Erie County Dept. of Public Works and Highways (com. 7-7-11), the driveways for these two lots must be re-configured to be located on Prairie Lane. Town Building Inspector Jeffrey Simme stated that the homes on these lots will require two 35' frontyard setbacks and may not fit on the lots as designed. Mr. Connors will meet with Building Inspector Simme to discuss the reconfiguration of these lots with the required setbacks.

Pavement Road driveways - The homes facing Pavement Road will require T-turnarounds in the driveways.

Engineering concerns - Town Engineer Robert Harris stated that he is still waiting for some of the concerns noted at the June 16, 2010 Planning Board meeting to be addressed, including an updated geo-technical report indicating if this property is capable of sustaining a dedicated highway and individual homes.

Cul-de-sac island - Island will require rolled curbs, backed by concrete sidewalk. Details on landscaping for cul-de-sac island must be approved by General Crew Chief Terrence McCracken.

DETERMINATION

At the request of the applicant, this project is tabled to the next Planning Board meeting on July 21, 2010, with the following conditions: 1.) Applicant to address NYSDEC issues noted in com. 7-7-12. 2.) As per Erie County Dept. Of Public Works and Highways (com. 7-7-11), driveways for lot #3 and lot #4 must be reconfigured to be located on Prairie Lane. Applicant to address proximity of these two homes to the road with required setbacks. 3.) Driveways on Pavement Road must have T-turnarounds. 4.) Applicant to respond to remaining engineering concerns. 5.) Applicant to provide updated geo-technical report indicating if property is capable of sustaining a dedicated highway and individual homes. Motion to table made by Rebecca Anderson, seconded by Kristin Keane, 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 -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 June 2, 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.) 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.

Joseph Cipolla of Bella Vista provided the Planning Board with a revised, stamped site plan dated June 20, 2010. He stated that the following issues have been addressed:

Berm - The berm and fence shown on the revised site plan will extend significantly past the last home to the north in Northwood Village. Town Engineer Robert Harris stated that the width of the berm and the fence location on the berm do not match up with the berm on the Walmart property. Mr. Cipolla stated that since the property slopes on this property, the top of the berm and the fence will match the slope.

Drainage - The revised site plan shows the drainage plan for the east side of the berm and the conservation area.

Engineering issues -Two fire hydrants are shown on the revised site plan. Calculations for pressure and flow to the fire hydrants have been provided. Town Engineer Robert Harris told the Planning Board that Walmart received the revised site plan on July 2, 2010. As of today, they have not responded with regard to the berm and drainage. The Planning Board stated that any recommendation for approval of this site plan will be subject to comments from Walmart regarding coordination of the berm and drainage.

Curb cuts and handicap ramps - The revised plan shows detailed curb cuts and handicap ramps.

Dumpster - Revised plan shows one dumpster with the doors on the dumpster facing east. Mr. Cipolla stated that although there is only one dumpster, it will be emptied more than once a week if needed.

Wetlands - The wetlands boundary is shown at the property line on the revised plan.

Landscaping - Landscaping plan is shown on revised plan.

Additional garages - Since the NYSDEC has moved the wetlands boundary to the property line with a 100-ft. buffer, the revised plan shows additional garages and additional landscaping. The Planning Board suggested that the south end of the garage units should have shutters or some type of ornamentation to break up the length of the garage units.

Northwood Village - Lynn McCarthy and John Grant from Northwood Village were in attendance at tonight's meeting. Chair Keysa recognized them to speak to the Planning Board, with the Planning Board's permission. They both stated that Mr. Cipolla worked closely with the Northwood residents throughout the development of this project, and that they were very satisfied with the results.

DETERMINATION

Based on the information provided to the Planning Board, a motion was made by Melvin Szymanski to recommend approval of the site plan to the Town Board with the following conditions: 1.) Approval of site plan as modified on June 20, 2010. 2.) Subject to comments from Walmart with regard to coordination of berm and drainage. Motion seconded by Kristin Keane 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		

OTHER MATTERS - None

At 8:58PM Neil Connelly made a motion to adjourn the meeting. Motion seconded by Lawrence Korzeniewski and unanimously carried.