

September 19, 2007

Planning Board Members: Stanley J. Keysa, Chairman
Rebecca Anderson
John P. Gober
Lawrence Korzeniewski
Steven Socha
Melvin Szymanski

Town Board Members: Robert H. Giza
Daniel Amatura
Mark A. Montour
Ronald Ruffino, Sr.
Donna G. Stempniak

Engineering Consultant: Robert Harris, Wm. Schutt & Associates

Deputy Town Attorney: John M. Dudziak

Highway Superintendent: Richard L. Reese, Jr.

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 September 19, 2007. 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 Regular 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 nineteenth day of September 2007, at 7:30P.M, and there were present:

PRESENT: Stanley J. Keysa, Chairman
Rebecca Anderson, Member
John Gober, Member
Lawrence Korzeniewski, Member
Melvin Szymanski, Member

EXCUSED: Steven Socha, Member

ABSENT: None

ALSO PRESENT:

Town Board Members: None

Other Elected Officials: None

Town Staff: Jeffrey H. Simme, Building & Zoning Inspector
Robert Harris, Engineering Consultant - Wm. Schutt & Associates
John Dudziak, Deputy Town Attorney
Mary Nowak, Recording Secretary

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

PLEDGE OF ALLEGIANCE led by Deputy Town Attorney John Dudziak

Motion was made by Rebecca Anderson to approve the minutes from the September 5, 2007 Planning Board Meeting. Motion was seconded by Melvin Szymanski and unanimously carried.

COMMUNICATIONS:

ACTION ITEMS -

SITE PLAN REVIEW - 2,951 SQUARE FOOT RESTAURANT AT 6339 TRANSIT ROAD, LOCATED ON THE EAST SIDE OF TRANSIT ROAD APPROXIMATELY 320 FEET NORTH OF REHM ROAD. PROJECT NO. 5590. CONTACT PERSON: TIM GAWENUS

Bob Bender of Tim Horton's Restaurants and Tim Gawenus presented to the Planning Board an informal plan for the proposed 2,800 sq. ft. Tim Horton's restaurant located at 6339 Transit Road approximately 320 feet north of Rehm Road. The following issues were addressed:

Drive thru and parking - The drive thru will stack 12 cars before entering the parking lot and 19 cars can stack before backing up onto Transit Road. Mr. Bender stated that the average stacking at peak hours is about 12 cars. The proposed plan shows 27 parking spaces; a minimum of 18 parking spaces is required.

Entry/Exit - The proposed plan shows one 2-lane entry/exit to this project. The Planning Board recommended that the exit lane should be three lanes to provide a left turn lane onto Transit Road. Mr. Bender agreed that a left turn lane would ease traffic congestion exiting the parking lot. Approval by New York State Dept. of Transportation will be necessary for a 3-lane entry/exit on Transit Road.

Drainage - Two detention basins on the west side of the building are shown on the plan. If necessary a detention basin could be built at the southeast corner of the site, but Mr. Bender stated that it was preferred not to put a basin in that area due to the proximity of the day care center on the adjacent parcel. The Planning Board agreed with the placement of the detention basins.

Dumpster - The plan shows a fully enclosed dumpster.

Landscaping - A landscaping plan for this project will need to be submitted for site plan approval.

Mr. Bender and Mr. Gawenus thanked the Planning Board for their input regarding this informal presentation. This project will return at a future date before the Planning Board at the site plan stage.

FURTHER DISCUSSION ON SENIOR HOUSING DISTRICT CONDUCTED BY MICHAEL CONNORS OF CLOVER MANAGEMENT.

A senior housing project is proposed for the 18-acre parcel located at 6029 Broadway, corner of Pavement Road.

Michael Connors of Clover Management presented to the Planning Board the proposed regulations for Multi-Family Residential District (MFR-5). The Planning Board went over the proposed regulations and made the following comments:

Section A: Handicap - no minimum age. Need to incorporate assisted living language into regulations.

Section C, Article (1), Item (a): Add: Maximum density: 30 units per acre; Minimum land area: 5 acres

Section C, Article (1), Item (e), Part (1): Zero bedroom should read: Studio

Section C, Article (1), Item (g): Correct spelling to: handicapped in both lines.

Section C, Article (1), Item (h): Should read: The principal structure(s), if more than one (1) story, shall have a minimum of one (1) elevator per maximum of 125 units.

Section C, Article (1), Item (I): Should read: The principal structure(s) shall have an emergency generator energizes such that in the event of a power outage, at a minimum,

minimum common area lighting of the principal structure(s), heat source of the dwelling units within the principal structure(s), elevator, kitchen area for purpose of refrigeration, limited lighting, and microwave oven.

Section D. Add to this section: (3) Maximum length of structure: one hundred thirty-two (132) feet.
(4) Maximum lot coverage: 75% (seventy-five percent)

Length of Building: The current code is a maximum building length of 132 feet. The Planning Board recommended that for this type of housing, the maximum overall building length should be 396 feet with 4-foot offset wall breaks NLT 132 feet.

At the request of the applicant, this project will be adjourned to next Planning Board meeting on October 3, 2007. The Planning Board asked Mr. Connors to make these recommendations part of the proposed MFR-5 code. He was also asked to provide copies of the updated proposed code to the Planning Board members well in advance of the next Planning Board meeting on October 3, 2007. Motion to adjourn this project was made by Melvin Szymanski. Motion was seconded by Rebecca Anderson and unanimously carried.

OTHER MATTERS - None

At 8:50PM Rebecca Anderson made a motion to adjourn the meeting. Motion seconded by John Gober and unanimously carried.