

February 6, 2008

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

Town Board Members: Robert H. Giza
John M. Abraham, Jr.
Daniel Amatura
Ronald Ruffino, Sr.
Donna G. Stempniak

Engineering Consultant: Robert Harris, Wm. Schutt & Associates

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 February 6, 2008. 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 sixth day of February 2008, at 7:30P.M, and there were present:

PRESENT: Stanley J. Keysa, Chairman
Neil Connelly, Member
John Gober, Member
Lawrence Korzeniewski, Member
Steven Socha, Member
Melvin Szymanski, Member

EXCUSED: Rebecca Anderson, Member

ABSENT: None

ALSO PRESENT:

Town Board Members: None

Other Elected Officials: None

Town Staff: George Pease, Asst. Building & Zoning Inspector
Robert Harris, Engineering Consultant - Wm. Schutt & Associates
Mary Nowak, Recording Secretary

Meeting called to order by Chair Keysa at 7:33 PM.

PLEDGE OF ALLEGIANCE led by Assistant Building Inspector George Pease.

Motion was made by Neil Connelly to approve the minutes from the January 16, 2008 Planning Board Meeting. Motion was seconded by John Gober and unanimously carried.

COMMUNICATIONS:

ACTION ITEMS -

SITE PLAN REVIEW - ALDI FOOD STORE, 15,000 SQ. FT. BUILDING AND FUTURE DEVELOPMENT TO REAR OF SITE, LOCATED AT 4937 TRANSIT ROAD, 300 FEET SOUTH OF WILLIAM STREET. PROJECT NO. 9631. CONTACT PERSON: TODD BENDERSON OF BENDERSON DEVELOPMENT COMPANY, LLC. ADJOURNED FROM JANUARY 16, 2008 PLANNING BOARD MEETING.

As stated at the January 16, 2008 Planning Board meeting, Chair Keysa has taken on representation for an estate which holds the mortgage on property near this project. Chair Keysa stated that he would abstain from voting on this project, and offered to step down as Chair during the presentation. The Planning Board unanimously agreed that Chair Keysa should remain as Chair for the presentation.

Eric Recoon of Benderson and Daniel Blamowski of FRA Engineering presented the site plan for the proposed 15,000 sq.ft. Aldi Food Store and future development to the rear on the parcel located at 4937 Transit Rd., 300 feet south of William St. The following issues were addressed:

Interconnectivity - Mr. Recoon told the Planning Board that he has been in contact with the owners of both parcels adjacent to this project. He provided the Planning Board with a copy of a letter from Rite Aid (com 2-6-32) declining Benderson's request to utilize Rite Aid's access drive which would provide ingress/egress to Transit Road. The owners of the bowling alley to the south have been approached several times regarding interconnectivity, but they are not interested. Mr. Recoon did not have anything in writing from the current owner of the property to the south, and stated that he would be willing to make it a condition that if the owner to the south changes their mind, interconnectivity with that parcel will be made.

Exit onto William St. - At the January 16, 2008 Planning Board meeting, the Planning Board suggested that the applicant contact the owner of the adjacent parcel (81&3 of Florida) to discuss a possible connection that would allow for the traffic from this project to use the proposed signal on William St. Joseph Cipolla, owner of 81 &3 of Florida was also present at that meeting, and he stated that he would be willing to work out an agreement to allow for interconnectivity between these two parcels. The Planning Board asked for a written agreement between the owners of Benderson and 81&3 of Florida to make connection through to William St. The Planning Board also asked the applicant of this project to provide layouts of proposed connections to the adjacent property.

Mr. Recoon told the Planning Board that since the meeting on January 16, 2008, he has been in touch with 81 &3 of Florida. He was told that he would need to speak with Mr. Pat Cipolla regarding the proposed connection with the adjacent property which would allow for traffic from this project to use the proposed signal on William St. Mr. Pat Cipolla told him that he would not agree to any connection between these two parcels. Mr. Recoon stated that as a result, this project would need to use the existing Rite Aid ingress/egress on William St.

Drainage - Mr. Recoon told the Planning Board that the drainage plans for this project were re-submitted to Town Engineer Robert Harris and were verbally approved.

Transit Road Access - Chair Keysa referred to com.2-6-4 from Town of Cheektowaga Traffic Safety Commission with the comment that if left turns are allowed in and out of this project on Transit Road, then the driveway for this project should be lined up with the existing Target driveway on Transit Road. Mr. Blamowski told the Planning Board that a study was done for the north Target driveway on Transit Road which is south of the proposed Aldi driveway. The study indicated that the left turn movement conflicts would be minimal. Chair Keysa asked that Mr. Blamowski provide the Planning Board with a copy of that study.

Sidewalks - Chair Keysa referred to com.2-6-4 from Town of Cheektowaga Traffic Safety Commission commenting that there should be pedestrian access from the public sidewalk on Transit Road to the Aldi Food Store. Mr. Recoon stated that a sidewalk on the south side of the driveway from Transit Road to the Aldi Store would be shown on the plan.

A lengthy discussion followed regarding the overall plan for this project. Member Socha stated that he is not comfortable with this plan - particularly the cut-through to the Rite Aid exit onto William Street. He felt that this is not a safe situation with traffic making left turns in and out of this project at this entry/exit without a signal. He also said that in his opinion this plan could be laid out differently if the future project at the rear of this property were to be moved. He told the applicant that he is not in favor of this project as it is currently presented. Both Members Connelly and Korzeniewski stated that they were not in favor of this project as presented due to the William Street entry/exit situation. Mr. Recoon told the Planning Board that he is willing to accept any conditions regarding interconnectivity with the adjacent parcels, and that any conditions placed on this project would run with the property not the owner. If this property were to be sold at a future date, the conditions placed on it by the Town would apply to all future owners. He also said that Erie County Highway Dept. did not have any objections to this project using the existing Rite Aid entry/exit on William St. Town Engineer Robert Harris told the Planning Board that he has spoken with representatives of Erie County Highway and it is his understanding that the reason that Erie County has given permission for this project to use the Rite Aid entry/exit on William Street is because they cannot come up with another solution to this situation. The Planning Board asked that the applicant provide them with a response from Erie County regarding this project using the Rite Aid entry/exit on William Street.

DETERMINATION

At the request of the applicant this project is adjourned to the Planning Board meeting on March 5, 2008. Applicant will address the following issues: 1.) Developer to provide in writing their willingness to interconnect with the parcel to the south, when owner of that property is ready to agree to interconnectivity. 2.) Developer to provide in writing agreement with owner of parcel to the northeast to allow access. 3.) Temporary connection through Rite-Aid exit on William St. until connection is made with property to the northeast. 4.) Applicant to provide Planning Board with FRA Engineering study done for the Target driveway on Transit Road north of the proposed Aldi driveway. 5.) Site plan to show sidewalk on south side of driveway from existing public sidewalk on Transit road to proposed Aldi building. 6.) Applicant to provide Planning Board with response from Erie County Highway Dept. regarding use of existing Rite-Aid exit on William Street for this project. Motion to adjourn made by Melvin Szymanski, seconded by Lawrence Korzeniewski and duly carried by a vote of 5 ayes, and no nays with Chair Keysa abstaining.

SITE PLAN REVIEW - LANCASTER COUNTRY CLUB, 6061 BROADWAY; 2,289 SQ. FT. CABANA/BUILDING, 3,525 SQ. FT. POOL AND 400 SQ. FT. FILTER HOUSE. PROJECT NO. 7202
CONTACT PERSON: PAUL HEIST OF ERDMAN ANTHONY

Paul Heist of Erdman Anthony presented to the Planning Board the site plan for the proposed cabana/building, pool, and filter house located at Lancaster County Club, 6061 Broadway. The site plan shows the 3,525 sq. ft. pool will be located to the east of the existing clubhouse. The depth of the pool will be 3 feet to 7 feet with an 18 inch deep wading area. The site plan also shows a 1-story 20' X 20' filter house adjacent to the pool. The cabana will be a 1-story wood frame building with a concession area and a covered patio. The cabana building will have changing rooms and showers for men and women.

Lighting - The pool area currently has two light standards. Mr. Heist stated that there will be lights in the pool, but there are no plans for lighting around the pool. The Planning Board stated that if it is decided to put lighting around the pool, light standards cannot exceed 15 feet.

Parking - The site plan shows 15 additional parking spaces.

Lifeguards - Mr. Heist told the Planning Board that a lifeguard will be on duty at all times when the pool is open. When the pool is closed, the doors will be locked with an alarm system.

DETERMINATION

Based on the information presented to the Planning Board, a motion was made by Steven Socha to recommend approval of the site plan to the Town Board as presented. Motion seconded by Neil Connelly and unanimously carried.

PRELIMINARY PLAT PLAN REVIEW - "CREEKSIDE AT PLEASANT MEADOWS" SUBDIVISION LOCATED ON NEWBERRY LANE AND JUNIPER BOULEVARD. 47 SINGLE-FAMILY DWELLINGS. PROJECT NO. 1007. CONTACT PERSON: KENNETH C. ZOLLITSCH, GREENMAN-PEDERSEN, INC. Kenneth Zollitsch, Greenman-Pedersen, Inc. and Victor Martucci, Marrano Marc Equity presented to the Planning Board the preliminary plat plan for the 47single-family dwelling subdivision located on Newberry Lane and Juniper Boulevard in the "Pleasant Meadows" Subdivision. The following issues were addressed:

Drainage - Mr. Zollitsch told the Planning Board that a temporary sediment trap will be installed along the south side of Scajaquada Creek and will remain in place until the proposed commercial area is built.

Floodplain - Mr. Zollitsch explained that the floodplain along Scajaquada Creek behind lot 1,2,3,4,&5 will be filled in, and that this will have minimum impact.

DETERMINATION

Based on the information presented to the Planning Board, Melvin Szymanski made a motion to recommend approval of the preliminary plat plan to the Town Board as presented. Motion seconded by John Gober and unanimously carried.

SITE PLAN REVIEW - "THE TOWNHOMES AT PLEASANT MEADOWS" 200 UNITS LOCATED

SOUTH OF PLEASANT VIEW DRIVE, WEST OF THE APPROVED PATIO HOMES. PROJECT NO. 3223.
CONTACT PERSON: KENNETH C. ZOLLITSCH, GREENMAN-PEDERSEN, INC.

Kenneth Zollitsch of Greenman-Pedersen, Inc. and Victor Martucci of Marrano Marc Equity presented to the Planning Board the site plan for "The Townhomes at Pleasant Meadows" which consists of 200 units located south of Pleasant View Drive, west of the approved patio homes. Chair Keysa told the applicant that the recently submitted plan for this development shows the name as "Central Square Villas" and that the name should be changed. Since this area is not in the vicinity of Central Avenue and there currently is a Lancaster Village Square in the village business district, this name could cause some confusion. Mr. Martucci stated that they are working on a different name for this subdivision.

The following issues were addressed:

Driveways - Mr. Zollitsch told the Planning Board that to reduce the amount of pavement, grass medians will be placed between the driveways. No trees will be planted on these medians. The plan also shows 72 parking spaces throughout the development.

Entrance - Islands will be placed at the entrance to distinguish the area. Also, natural vegetation will be planted along Pleasant View Drive with ponds and trees. There will be no berm along Pleasant View Drive.

Sidewalks - Paths will run throughout the townhome development instead of sidewalks. The paths will access the mail station, the recreation area, and the adjacent patio home development.

Roads - The road width in the townhome development will be 24 feet with no curbs. Mr. Zollitsch stated that the roads will have a reverse crown with central drainage. Both the Planning Board and Town Engineer Robert Harris had concerns with the slope of the reverse crown. With the current plan, water will pond at the center of the roads which will freeze over in cold weather resulting in dangerous driving situations. Town Engineer Robert Harris suggested that the roads be steepened for better drainage. The applicant agreed to work with the Town Engineer to redesign the roads with a minimum slope of 1% grade.

DETERMINATION

Based on the information presented to the Planning Board, a motion was made by John Gober to recommend approval of the site plan with the following condition: 1.) Applicant to work with the Town Engineer to redesign the roads with a minimum of 1% grade. Motion seconded by Steven Socha and unanimously carried.

PRELIMINARY PLAT PLAN REVIEW - "PLEASANT MEADOWS SUBDIVISION 2", SEVEN SINGLE-FAMILY DWELLINGS, LOCATED ON THE SOUTH SIDE OF PLEASANT VIEW DRIVE. PROJECT NO. 1004. CONTACT PERSON: KENNETH C. ZOLLITSCH, GREENMAN-PEDERSEN, INC.

Kenneth Zollitsch of Greenman-Pedersen, Inc. and Victor Martucci of Marrano Marc Equity presented to the Planning Board the preliminary plat plan for "Pleasant Meadows Subdivision 2" which consist of seven single-family dwellings located on the south side of Pleasant View Drive. The following issues were addressed:

Sewers - The sewers will be extended to this subdivision. Mr. Zollitsch explained that the sewers will either tie

into the private townhome development or will be public sewers. The Planning Board stated that the curbside storm drainage ditch will need to be piped.

Driveways - Chair Keysa referred to com.2-6-30 from Carl Dimmig, ECDPW indicating a need for T-area turnarounds in the driveways of these 7 homes to eliminate the need for backing out onto Pleasant View Dr. Mr. Martucci agreed that T-area turnarounds will be built in these driveways.

Sidewalks - The preliminary plat plan does not show sidewalks in front of these homes. Following a brief discussion, the Planning Board stated that the applicant will need to coordinate with Erie County to place 5-ft. sidewalks along the front of these seven homes.

DETERMINATION

Based on the information presented to the Planning Board, Lawrence Korzeniewski made a motion to recommend approval of the preliminary plat plan to the Town Board with the following conditions: 1.) Driveways to have T-turnarounds. 2.) Roadside ditch to be piped. 3.) Applicant to coordinate with Erie County to place 5-ft. sidewalks in front of the homes. Motion seconded by Neil Connelly and unanimously carried.

OTHER MATTERS - None

At 9:26PM Neil Connelly made a motion to adjourn the meeting. Motion seconded by Lawrence Korzeniewski and unanimously carried.