

November 19, 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 on November 19, 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 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 November 2008, at 7:30P.M, and there were present:

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

EXCUSED: None

ABSENT: None

ALSO PRESENT:

Town Board Members: Donna G. Stempniak

Other Elected Officials: None

Town Staff: Robert Harris, Engineering Consultant - Wm. Schutt & Associates
Nicholas LoCicero, Town Prosecutor for Town Attorney's Office
Suzanne Blank, Recording Secretary

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

PLEDGE OF ALLEGIANCE led by Suzanne Blank, Recording Secretary.

Motion was made by Neil Connelly to approve the minutes from the November 5, 2008 Planning Board Meeting. Motion was seconded by Steven Socha and unanimously carried.

COMMUNICATIONS

ACTION ITEMS -

SITE PLAN REVIEW - 4899 TRANSIT ROAD, SOUTH OF WILLIAM STREET. THREE TO FOUR PROFESSIONAL BUILDINGS, PHASE I IS A 9,000 SQ. FT. MEDICAL OFFICE BUILDING. PROJECT NO. 8685. CONTACT PERSON: JOHN A DZIK FOR KANGAROO LLC

Robert Gill, architect representing Kangaroo LLC and Dr. John A. Dzik, owner presented to the Planning Board the site plan for the proposed 9,000 sq. ft. medical office building located at 4899 Transit Road, south of William St. behind Flix Dr. Mr. Gill told the Planning Board that the 4.9-acre parcel will be used for three or four professional buildings. Phase I will consist of one building. Mr. Gill stated that the utilities will be brought in from Flix Dr and that he has meetings planned with the utility companies and Erie County Sewer to discuss the plans. The following issues were discussed:

Easements - The Planning Board questioned how the Town will access an adjacent wetlands through this property. Mr. Gill stated that there is a 50-ft. easement off the detention basin. Dr. Dzik also stated that he is willing to give the Town an easement to the wetlands. Chair Keysa stated that the Town Attorney will need to review the easement situation for this project.

Town Engineer Robert Harris referred to com.11-19-08 regarding his concerns as follows: Detailed design for grading must be submitted to him for approval. Parking spaces must conform to Town Code. Need an additional fire hydrant on this property. Sewer profile to be shown on final site plan. Spot elevations for handicap accessibility to sidewalks to be shown. Need erosion and sedimentation plan for NYSDEC. Army Corp of Engineers needs to be contacted about jurisdictional wetlands.

Wetlands - The wetlands on this parcel are under federal jurisdiction. There is no buffer. Due to the drainage ditch and the detention basin, it was recommended that the applicant meet with General Crew Chief Terry McCracken to discuss the landscape plan.

Lighting - Council Member Donna Stempniak stated that the light pole details are not shown on the site plan. A lighting plan needs to be submitted with light standards not exceeding 15 feet with flatlenses.

DETERMINATION

At the request of the applicant, this project is adjourned to the December 3, 2008 Planning Board meeting at which time the applicant will address the following items: 1.) Clarification of easement as regards wetlands to the east. 2.) Comments from Town Engineer Robert Harris in com. 11-19-08. 3.) Clarification that this parcel is cleared by Army Corp of Engineers as to jurisdiction of wetlands. 4.) Landscaping issue on south side of property to be resolved. 5.) Light pole details to be shown on site plan. Light standards not to exceed 15 feet with flatlenses. Motion to adjourn this project made by Rebecca Anderson, seconded by Larry Korzeniewski and unanimously carried.

SKETCH PLAN REVIEW - SUMMERFIELD FARMS SUBDIVISION, PHASE 5 - 82 SINGLE-FAMILY HOMES SOUTH OF AVIAN WAY. CONTACT PERSON: KENNETH C. ZOLLITSCH OF GREENMAN-PEDERSEN, INC.

David DePaulo, Executive Vice-President Marrano Marc Equity and Kenneth Zollitsch of Greenman-Pedersen, Inc. presented to the Planning Board the sketch plan for Summerfield Farms Subdivision, Phase 5 which is located south of Avian Way. This phase consists of 82 single-family homes. The site plan shows phase 5 connecting with two stub streets in the existing subdivision. Chair Keysa stated that each subdivision must have two outlets. The logical location for an additional outlet is at Brunck Road to the southwest.

Wetlands - Town Engineer Robert Harris stated that there may be wetlands at the eastern portion of this parcel, and that the the Army Corp of Engineers must be consulted. This will need to be coordinated with the NYSDEC.

Turnarounds - The Planning Board stated that lots #38 and #39 need to be larger to accommodate full turnarounds for snowplows. It was suggested that lots #39 & #40 should be combined.

Easements - An easement will be necessary for the Mobil petroleum pipeline which runs through this parcel. Mr. Zollitsch stated that the easement will need to be 50 feet wide, and that he will confirm this with Mobil.

DETERMINATION

At the request of the applicant, this project is adjourned to the Planning Board meeting on December 3, 2008, at which time the applicant will address the following items: 1.) Exit to be provided onto Brunck Road near southwest corner. 2.) Applicant to consult with Army Corps of Engineers and coordinate with NYSDEC concerning wetlands on east portion of parcel. 3.) Coordination with Mobil pipeline at an appropriate point. Motion to adjourn this project made by John Gober, seconded by Steven Socha and unanimously carried.

SITE PLAN REVIEW - GREENFIELD TERRACE, 5979 BROADWAY, 24-UNIT ACTIVE SENIOR RESIDENTIAL COMMUNITY. PROJECT NO. 4476. CONTACT PERSON: MICHAEL METZGER OF METZGER CIVIL ENGINEERING.

Michael Metzger, of Metzger Engineering, Barney Barker, Executive Director of Plant Operations, and Jurgen Arndt, Executive Director of Niagara Lutheran Homes presented to the Planning Board the site plan for Greenfield Terrace which is a 24-unit active senior residential community to be located at 5979 Broadway between the existing Greenfield facility and the Lancaster Country Club golf course. Mr. Metzger told the

Planning Board that these units will be owned by Greenfields and rented. The units will not be tax exempt and will not be subject to condominium law. The minimum age requirement will be about 65 years. These units will be provided for mobile, active adults. Services provided will be maintenance and operation, snow removal, meals, campus activities, shuttle service, and preferred access to skilled apartments including therapy, wellness programs.

Town Engineer Robert Harris referred to com. 11-19-16 concerning this project addressing the following items:

Drainage - The drainage from this site drains into the wetpond. Mr. Metzger said that according to the Army Corp of Engineers this is not considered a disturbance. Mr. Harris would like a copy of the correspondence from the Army Corp of Engineers indicating their decision.

Pond - Mr. Metzger stated that the existing pond will be enlarged. Mr. Harris pointed out that the existing pond is located on property owned by the Lancaster Country Club.

Grading plan - The plan is a 2 on 1 slope which Mr. Harris said is not good. Mr. Metzger stated that their plan is for low lying ground cover. Mr. Harris suggested a low retaining wall next to the building.

Sidewalks. Mr. Harris noted that the site plan does not show any sidewalks or walking paths within this project.

Mr. Barker and Mr. Jurgen addressed the issue of safety. Since most residents do not walk outside, Mr. Barker and Mr. Jurgen do not feel that sidewalks are necessary. There will also be a restriction on speed within this project.

Chair Keysa stated that his concern about the two gables on the back of the building causing a snow detention system. He suggested that one gable be removed.

The Planning Board raised concerns with the distance of this project from Broadway which is a four-lane truck highway. Also, snowplows will throw snow and salt on landscaping. Could the buildings be brought back from Broadway?

This project will be built along the golf course of the Lancaster Country Club. Nick LoCicero from the Town Attorney's office stated that there should be some kind of landscaping buffer along the that section of the golf course to protect the properties at the southeast corner of the parcel.

Council Member Donna Stempniak noted that the driveways for units #11 & #12 were quite twisted. Could these two driveways be straightened? Mr. Metzger stated that the buildings must be at least 30 feet apart. In order to straighten these two driveways, the buildings would need to be moved.

DETERMINATION

At the request of the applicant, this project is adjourned to the December 3, 2008 Planning Board meeting. The applicant will address the following concerns: 1.) Issues raised by Town Engineer. 2.) Rear gable as probable snowtrap. 3.) Distance from Broadway - too close to 4-lane highway. 4.) Protection of properties in southeast corner of parcel. 5.) Landscaping plan to be provided to General Crew Chief Terrence McCracken. 6.) Driveway positions for unit #11 & unit #12. 7.) Wetlands preservation on southwest units. Motion to adjourn this project made by Neil Connelly, seconded by Lawrence Korzeniewski and unanimously carried.

MONROE COUNTY PARKING STUDY SUMMARY -

Monroe County Parking Study - Chair Keysa stated that this item will be placed on the agenda for the December 3, 2008 Planning Board meeting, if there are less than five projects on that agenda. Otherwise, this project will be addressed at a future Planning Board meeting.

OTHER MATTERS - None

At 9:08 PM Rebecca Anderson made a motion to adjourn the meeting. Motion seconded by Steven Socha and unanimously carried.