

December 3, 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 December 3, 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 third day of December 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
Leonard Campisano, Assistant Building & Zoning Inspector
Nicholas LoCicero, Town Prosecutor for Town Attorney's Office
Mary Nowak, Recording Secretary

Meeting called to order by Chair Keysa at 7: 34 PM.

PLEDGE OF ALLEGIANCE led by Donald Snios.

Motion was made by Melvin Szymanski to approve the minutes from the November 19, 2008 Planning Board Meeting with the following correction: Recommendation Memo to Town Board, Medical Office Building at 4899 Transit Road, south of William Street, condition #2. Applicant to address issues noted by Town Engineer in com. 11-19-08. Motion was seconded by John Gober and unanimously carried.

ACTION ITEMS -

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.

This project was adjourned at the November 19, 2008 Planning Board meeting.

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 phase 4 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. The following issues were addressed:

Future connection to Brunck Road - The sketch plan shows a 25-ft. right-of-way provided by the developer at the southwest corner at Brunck Road to allow for a future connection.

Wetlands - Mr. Zollitsch stated that the wetlands on the eastern portion of this parcel are under federal jurisdiction and will not be impacted. He also stated that there are no plans for development in the wetlands area.

Turnarounds - The sketch plan shows that two lots have been eliminated to allow for a turnaround or snow storage.

Drainage - The sketch plan does not show a drainage plan. Mr. Zollitsch stated that this project will have standard rear-yard drainage. There will also be drainage at the southline of the subdivision.

Easements - Mr. Zollitsch told the Planning Board that in order to accommodate the Mobil pipeline, the lots backing up to the Mobil pipeline will be much deeper. The depth of these lots will also allow for an easement.

Asst. Building Inspector Campisano asked if the Mobil pipeline has been analyzed for electrical current. Mr. Zollitsch stated that they have not gotten to that point yet, but it will be addressed. The Planning Board stated that when the pipeline is analyzed, the results must be submitted to the Building Inspector's office.

Council Member Donna Stempniak requested a map of this project with each of the subdivision phases marked with a different color. Mr. Zollitsch stated that he will provide the Town Board with 11 x 17 color-coded maps.

DETERMINATION

Based on the information presented to the Planning Board, a motion was made by Lawrence Korzeniewski to recommend approval of the sketch plan to the Town Board with the following condition: 1.) Applicant to

check with Mobil regarding protection of the pipeline. Motion seconded by Neil Connelly and duly carried by a vote of six ayes and one nay (Member Anderson).

MONROE COUNTY PARKING STUDY SUMMARY -

Monroe County Parking Study - The Monroe County Department of Planning and Development conducted a study of parking ratios by land use earlier this year. Planning Board Member Neil Connelly provided the Planning Board members with a Summary of Monroe County Statistical Analyses of Parking by Land Use. The summary consisted of 23 different land uses. The Planning Board looked at each land use and the current Lancaster parking standard for that land use as compared with the Monroe County study and the study result. The Planning Board discussed each of the land uses and made the following determinations:

<u>Land Use</u>	<u>Determination</u>
Donut/Coffee Shops with drive thru	Revisit this issue; address stacking in drive thru
Funeral Homes	25 spaces/parlor
Home Improvement Stores	Revisit this issue
Hotels	Need provision for hotels with banquet facilities
Office, Medical Dental	Use study result with current Lancaster standard as minimum
Pharmacies with drive thru	Use study result
Shopping Centers	Revisit this issue
Supermarkets	Revisit this issue

The Monroe Study did not address movie theaters. The Planning Board determined that movie theater parking will need to be addressed.

The Planning Board decided to discuss the Monroe County Parking Study again at the Planning Board meeting on January 7, 2009.

OTHER MATTERS -

Planning Board Meeting Schedule for 2009 - Chair Keysa referred to the draft schedule of Planning Board meeting dates for 2009 (com.12-3-11). He asked the Planning Board members to look over the schedule and make any changes or corrections. A motion was made by Steven Socha to approve the draft schedule of Planning Board meeting dates for 2009 as presented. Motion seconded by Lawrence Korzeniewski and unanimously carried.

At 9:00P.M. Neil Connelly made a motion to adjourn the meeting. Motion seconded by Rebecca Anderson and unanimously carried.

