

November 4, 2009

Planning Board Members: Stanley J. Keysa, Chairman
Rebecca Anderson
Neil Connelly
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

Deputy Highway Superintendent: Louis Cacciotti

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 4, 2009. 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 fourth day of November

2009, at 7:30P.M, and there were present:

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

EXCUSED: Melvin Szymanski, Member

ABSENT: None

ALSO PRESENT:

Town Board Members: None

Other Elected Officials: None

Town Staff: Robert Harris, Engineering Consultant - Wm. Schutt & Associates
Jeffrey H. Simme, Building & Zoning Inspector
Nicholas LoCicero, Town Prosecutor
Mary Nowak, Recording Secretary

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

Pledge of Allegiance led by Member Lawrence Korzeniewski.

Minutes - Motion was made by Rebecca Anderson to approve the minutes from the October 21, 2009

Planning Board Meeting with the following corrections:

ACTION ITEMS: REZONE PETITION, LANCASTER LAND, LP 00 PAVEMENT ROAD - Wet pond -
This project will have a wet pond that will be owned by the homeowners. A 15-foot easement is required around the wet pond to allow for the Town to maintain it. Member Anderson stated that the requirement is 25-foot setback from any wetland boundary.

INFORMAL PRESENTATION - POSSIBLE SUBDIVISION BEHIND THE KNIGHTS OF COLUMBUS ON BROADWAY - Sewer lines - Member Anderson stated that she feels that any building outside of the sewer district, other than one home on a single lot, is sprawl and she is not in favor of the project.

Motion seconded by Neil Connelly and unanimously carried.

Administrative Items - Chair Keysa referred to the draft copy of the Town of Cheektowaga Comprehensive Plan (com. 11-4-11) and asked the Planning Board members for a volunteer to review the plan prior to the November 17, 2009 meeting. Member Connelly volunteered to review the plan. Chair Keysa also stated that while reviewing the plan, be aware of what the plan allows for along Transit Road adjacent to the Town of Lancaster. The Planning Board members agreed that after Member Connelly has reviewed the draft copy of the Town Cheektowaga Comprehensive Plan, the other Planning Board members should also review it.

ACTION ITEMS -

REZONE PETITION - WALDEN AVENUE APARTMENTS, 4014 & 4018 WALDEN AVENUE. PRESENT ZONING IS RCO RESIDENTIAL COMMERCIAL OFFICE DISTRICT. PROPOSED ZONING IS MFR-3 MULTIFAMILY RESIDENTIAL DISTRICT THREE - PROPOSED USE OF THE

PARCEL IS PATIO HOMES, 3 BUILDINGS WITH 3 UNITS EACH. CONTACT PERSON: MICHAEL SCHIAPPA.

Phil Silvestri of Silvestri Architects and Michael Schiappa presented to the Planning Board the rezone petition for the 2-acre parcel located at 4014 & 4018 Walden Avenue. Current zoning is RCO, residential commercial office district. The proposed zoning is MFR-3, multi-family residential district. Mr. Silvestri told the Planning Board that the proposed use of the parcel is for 3 identical one-story buildings with 3 units each of patio-home style apartments. These buildings will be fully handicap accessible and will not have basements. The backyards will face Stony Road. The plan shows a driveway with visitor parking and a turnaround at the rear of the parcel. No variances will be required. The following items were discussed:

Drainage - The Planning Board agreed that drainage will be a problem in this area. The headwaters of Scajaquada Creek run along the back of this property and also along part of the east side of this property. Although the front of this property is not low lying, the back part of the property is low. This project would require a good-sized detention basin. Water needs to drain south to north. The Planning Board stated that all building must stay off the creek bed.

Topographical study - Mr. Schiappa told the Planning Board that no topographical study has been done on this parcel. The Planning Board stated that a topographical study of this parcel will need to be done.

Chair Keysa stated that the Planning Board has received six (6) letters of opposition to this project from owners of neighboring properties. Mr. Schiappa stated that he was unaware of the letters of opposition. The Planning Board recognized the following residents to speak: Mr. Paul Kraft, Mr. Joseph Killian, and Ms. Jeanne Killian. Each spoke to the Planning Board expressing their concerns about the drainage issues that may result from this project as it relates to their properties. Mr. Schiappa said that he would meet with Mr. Kraft, Mr. Killian, and the other neighbors to discuss the drainage situation. The Planning Board recommended that Mr. Schiappa should walk through the back of this property to identify the problems.

Trees - The trees along the west side of the property will remain. There will be a 40-ft. buffer between this project and the homes to the west.

DETERMINATION

At the request of the applicant, this project is tabled to the next Planning Board meeting on November 18, 2009. Applicant will meet with the owners of the neighboring properties to discuss the drainage situation. Applicant will walk the back of this property to identify the drainage problems. Motion to table this project was made by Steven Socha, seconded by Lawrence Korzeniewski and unanimously carried.

INFORMAL MATTER - AFFORDABLE HOUSING, PAVEMENT ROAD. CONTACT PERSON: MICHAEL CONNORS OF CLOVER MANAGEMENT.

Michael Connors of Clover Management requested to address the Planning Board concerning their recommendation that sidewalks be put in on Pavement Road along the senior housing project to connect with the sidewalks along Pavement Road that will be part of the single-family home development

immediately to the north of the senior housing project. Mr. Connors stated that because he needed Council Member Stempniak's input, he would need to come to a future Planning Board meeting, since Council Member Stempniak was not present at tonight's meeting. Chair Keysa suggested that Mr. Connors set-up a meeting with Council Member Stempniak and Chair Keysa to discuss this matter.

OTHER MATTERS -

Parking recommendations - A question was raised about the recommendations made by the Planning Board earlier this year regarding parking space regulations in the Town of Lancaster. Chair Keysa asked Town Prosecutor Nick LoCicero to check with the Town Attorney's office to see what the status of this item is.

At 8:24 PM Neil Connelly made a motion to adjourn the meeting. Motion seconded by Lawrence Korzeniewski and unanimously carried.