

May 19, 2010

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

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

Engineering Consultant: Robert Harris, Wm. Schutt & Associates

Town Attorney: John M. Dudziak

Town Highway Superintendent: Daniel J. Amatura

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 May 19, 2010. 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 May 2010, at 7:30P.M, and there were present:

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

EXCUSED:

ABSENT: None

ALSO PRESENT:

Town Board Members: Donna G. Stempniak

Other Elected Officials: None

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

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

Pledge of Allegiance led by Building Inspector Jeffrey Simme.

Minutes - Motion was made by Lawrence Korzeniewski to approve the minutes from the May 19, 2010 Planning Board meeting. Motion seconded by Neil Connelly and unanimously carried.

ACTION ITEMS -

SITE PLAN REVIEW - TOOL RANCH, 3857 WALDEN AVENUE, 6,000 SQ. FT. ADDITION. PROJECT NO. 4523. THE RESPONSE FROM NEW YORK STATE OPRHP IS ENCLOSED.

CONTACT PERSON: JEFFREY W. LOEFFLER

This project was tabled at the Planning Board meeting on April 21, 2010. Applicant to address the following items: Archeologic study and the confirmation of wetlands delineation by Army Corps of engineers.

Jeffrey Loeffler, owner presented to the Planning Board the site plan review for the proposed 6,000 sq. ft. addition to the existing building located at 3857 Walden Avenue. The proposed addition will extend to the rear of the existing building. The additional space will be used for warehouse/storage space. The following items were discussed:

Wetlands - Mr. Loeffler had the wetlands delineation superimposed on the site plan to show the exact location of the wetlands in relation to the proposed addition. He also stated that the Army Corps of Engineers must confirm the wetlands delineation which was prepared by Earth Dimensions.

Council Member Donna Stempniak told the Planning Board that the site plan for this project was approved at the Town Board meeting on May 17, 2010.

DETERMINATION

No action is necessary from the Planning Board for this project, since the site plan for this project was approved by the Town Board on May 17, 2010.

SITE PLAN REVIEW -SBL#115.03-1-16.1 TRANSIT ROAD, TRANSIT BOULEVARD APARTMENTS, 92 UNITS. PROJECT NNO. 0504. CONTACT PERSON: JOSEPH CIPOLLA

At the Town Board meeting on May 17, 2010, the rezone petition for this parcel was approved with conditions. This site plan is a new drawing accommodating the following conditions of the rezone: 1.) Number of units not to exceed 92units. 2.) Berm and fence (Walmart style) to continuously extend northward past the northern most building of the Northwood Complex. 3.) No roadway access from or to Transit Boulevard.

Joseph Cipolla of Bella Vista presented to the Planning Board the site plan for the 92-unit apartment project located on Transit Road north of the Walmart project. This project will consist of 15 two-story apartment buildings with 1 and 2-bedroom apartment units. The site plan shows garages, storage units, and a dumpster. There will be centralized mailboxes. The south end of the project will be heavily screened from the Walmart parking lot with landscaping. The site plans shows a 100-ft. buffer between the wetlands on this parcel and this project. There will be an access roadway to this project off Transit Road. The following items were discussed:

Landscaping - Chair Keysa referred to the memo from General Crew Chief Terrence McCracken (com 5-19-09) requesting a landscape plan for this project.

Engineering issues - Chair Keysa referred to the letter from Town Engineer Robert Harris (com. 5-19-11) with comments regarding drainage, easements, grading, water pressure, interconnectivity with project to the south (office building) for access to Transit Road, and the need for an updated stormwater permit. The Planning Board stated that these issues must be addressed prior to any action being taken by the Planning Board.

Lighting plan - The site plan shows 15-ft. light poles along the roadway into this project. There will be 4 light poles internally and lighting on all the apartment buildings.

Parking spaces - Mr. Cipolla stated that the site plan shows 188 parking spaces (including garages) which is more parking spaces than are necessary for this project. Council Member Donna Stempniak stated that more handicap parking spaces are needed, especially at the east side of the project. Mr. Cippola said that he would add the additional handicap spaces in the future, if they are necessary. Following a brief discussion, both Council Member Stempniak and the Planning Board encouraged the applicant to add 2 to 3 handicap parking spaces at the east side of the project.

Dumpster - The dumpster on the site plan is not shown to be enclosed. The Planning Board stated that the dumpster must be enclosed.

Garages and storage units - Mr. Cipolla told the Planning Board that the storage units will be on the back side of the garage units. The storage units will have smaller access doors than the garage units.

Berm - There currently is a gap in the berm at the north end of the Walmart property. This gap may be due to drainage pipes. The Planning Board would like for the berm to be continuous and asked the applicant and the Town Engineer to address this issue.

DETERMINATION

At the request of the applicant, this project is tabled to the Planning Board meeting on June 2, 2010. Applicant to address the following conditions: 1.) Number of units shall not exceed 92. 2.) Berm and fence (Walmart style) to extend northward past the northern most building of the Northwood Complex. 3.) No roadway access from or to Transit Boulevard. 4.) Landscaping plan to be approved by General Crew Chief Terrence McCracken. 5.) Engineering questions to be addressed by June 2, 2010. 6.) Applicant encouraged to address 2-3 additional handicap parking spaces on the east side of the project. 7.) Dumpster enclosure to be shown on site plan. 8.) Gap in the continuous berm at the north end of the Walmart property to be addressed. Motion to table this project was made by Melvin Szymanski. Motion seconded by Kristin Keane and unanimously carried.

Roll call vote as follows:

Chair Keysa :	Aye	Lawrence Korzeniewski:	Aye
Rebecca Anderson:	Aye	Steven Socha:	Aye
Neil Connelly :	Aye	Melvin Szymanski:	Aye
Kristin Keane:	Aye		

OTHER MATTERS - None

At 8:35PM Steven Socha made a motion to adjourn the meeting. Motion seconded by Kristin Keane and unanimously carried.

