

June 16, 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 June 16, 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 sixteenth day of June 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: 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, Asst. Building & Zoning Inspector
Nicholas LoCicero, Town Prosecutor
Mary Nowak, Recording Secretary

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

Pledge of Allegiance led by Asst. Building Inspector Leonard Campisano.

Minutes - Motion was made by Melvin Szymanski to approve the minutes from the June 2, 2010 Planning Board meeting. Motion seconded by Neil Connelly and unanimously carried.

Administrative Items - Chair Keysa referred to com. 6-16-18 from the Association of Towns with information regarding training schools for Planning Board members.

ACTION ITEMS -

PRELIMINARY PLAT PLAN REVIEW - PRAIRIE LANDING SUBDIVISION LOCATED ON PAVEMENT ROAD NORTH OF AFFORDABLE SENIOR HOUSING, 21 SINGLE FAMILY LOTS. PROJECT NO. 1990. CONTACT PERSON IS MICHAEL CONNORS.

Michael Connors, Lancaster Land LLC presented to the Planning Board the preliminary plat plan review for the 21 single-family home subdivision located on Pavement Road north of Affordable Senior Housing.

This parcel was recently rezoned to R-2. The following items were discussed:

Stormwater easement - The plan shows an easement between lots #10 & #11 to the proposed pond. Mr. Connors stated that if needed, easements could be placed between lots #11 & #12 or lots #12 & #13. Chair Keysa's preference is for an easement between lots #13 & #14.

Engineers's comments - Chair Keysa referred to com. 6-16-13 from Town Engineer Robert Harris. Among the 19 comments regarding this project that need to be addressed are the following:

More details on the preliminary plat plan and signatures to be provided to the Town Engineer.

Wetland - Copy of letter from Army Corp of Engineers signing off on the wetlands to be provided to the Town Attorney and the Town Engineer.

Engineering report, elevation data, water line design, and size of detention pond to be provided to the Town Engineer.

Sediment chambers and sanitary sewers need to be approved.

Cul-de-sac island - Island will require rolled curbs, backed by concrete sidewalk. Details on landscaping for cul-de-sac island must be approved by General Crew Chief Terrence McCracken.

SEQR - There was a question as to whether another SEQR will be necessary for this project. Need to check with Town attorney's office.

Mr. Connors stated that the builder for this project will be Ryan Homes. The homes will be similar to those in the Roseland Park Subdivision off of Steinfeldt Road. Cost of homes will be about the same as in Roseland Park, starting at approximately \$180,000.

DETERMINATION

At the request of the applicant, this project is tabled to the next Planning Board meeting on July 7, 2010. Applicant to address the detailed comments made by the Town Engineer in com. 6-16-10. Motion to table made by Kristin Keane, seconded by Steven Socha 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		

SITE PLAN REVIEW -SBL#115.03-1-16.1 TRANSIT ROAD, TRANSIT BOULEVARD APARTMENTS, 92 UNITS. PROJECT NO. 0504. CONTACT PERSON: JOSEPH CIPOLLA

This project was tabled at the June 2, 2010 Planning Board meeting with 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.) Approval of new engineering plans by Town Engineer Robert Harris. 6.) Easement agreement with Walmart to be provided to the Planning Board. 7.) Resolve issues with Steven Doleski, NYSDEC and decide which plan will be used.

Mr. Cipolla told the Planning Board that he met with Steven Doleski of NYSDEC on June 10, 2010 (com. 6-16-22). Mr. Cippola provided the Planning Board with copies of drawing C1, which meets all NYSDEC criteria. Drawing C1 dated June 15, 2010, shows 88 units, instead of the previous 92 units. NYSDEC stated that the plan meets the 100-foot setback distance from the existing wetlands. The access road from Transit Road has been approved by NYSDEC. The proposed piping of existing ditches on this property has also been approved by NYSDEC. The Planning Board addressed the following issues:

Berm - Mr. Cipolla stated that the existing berm on the WalMart property will continue along this project. He also explained that the berm is supposed to go past the last house in the Northwood complex. However, the existing tree line curve at the north end will result in the removal of several trees in order to continue the berm. The Planning Board stated that there must be clarification of the length of the berm at the north end of the property. Mr. Cipolla also stated that the berm will be built to the south end of the property line (Walmart). Town Engineer Robert Harris stated that he has verbal assurance from Walmart that the berm on their property will match the berm on this project. The Planning Board stated that the site plan must show a continuous berm extending to the Walmart property line.

Drainage - There was some discussion regarding drainage from the east side of the proposed berm on this property. Chair Keysa stated that this drainage will require a pipe and stone. The site plan must show the drainage plan for the east side of the berm and the conservation area.

Engineering issues -Town Engineer Robert Harris stated that he will need the engineering report with fire hydrant location shown, the grading plan, and the stormwater sewer drawings.

Parking spaces - Mr. Cipolla stated that the plan shows more handicap parking spaces than required, and that additional handicap spaces will be provided in the future, if they are necessary. Planning Board stated that the handicap ramps must be shown on the site plan.

Easements - Walmart will need to look over the plans for the drainage through the easements.

Dumpster - Plan shows doors on the dumpster facing south. Doors on the dumpster need to face east.

Wetlands - The wetlands and wetland buffers must be shown on the site plan drawing.

Landscaping - All landscaping and plantings for this project must be approved by General Crew Chief Terrence McCracken, including plantings on the berm.

Lighting - Mr. Cipolla stated that there will be no pole lighting in the parking area. All lighting will be on the buildings.

Detention pond - Town Engineer Robert Harris told the Planning Board that the detention shown on the plan is sufficient for both this project and the adjoining Walmart project.

DETERMINATION

At the request of the applicant, this project is tabled to the next Planning Board meeting on July 7, 2010. Applicant to address the following conditions: 1.) Plan to show continuous berm extending to Walmart property. 2.) Plan to show drainage for area east of the berm and the conservation area. 3.) Grading plan and storm sewer drawings to be provided to Town Engineer. 4.) Engineering report with location of fire

hydrants to be provided to Town Engineer. 5.) Plan to show location of handicap ramps. 6.) Coordination with Walmart regarding berm and easements. 7.) Plan to show doors on dumpster facing east, not south. 8.) Clarification of length of berm at north end of the property to be provided. 9.) Wetlands and buffer to be shown on plan. 10.) Landscaping plan to be shown on plan and approved by General Crew Chief Terrence McCracken. Motion to table this project was made by Neil Connelly, seconded by Lawrence Korzeniewski 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 8:46PM Lawrence Korzeniewski made a motion to adjourn the meeting. Motion seconded by Kristin Keane and unanimously carried.