

July 21, 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 July 21, 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 twenty first day of July 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

EXCUSED: Melvin Szymanski, Member

ABSENT: None

ALSO PRESENT:

Town Board Members: Donna G. Stempniak

Other Elected Officials: None

Town Staff: William Schutt, Engineering Consultant - Wm. Schutt & Associates  
George Pease, Assistant 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 Planning Board Member Kristin Keane.

Minutes - Motion was made by Rebecca Anderson to approve the minutes from the July 7, 2010 Planning Board meeting. Motion seconded by Neil Connelly and unanimously carried.

Chair Keysa referred to com. 7-21-03 and com. 7-21-07 from Jim Allein, Village of Lancaster Planning Commission Chair regarding two training sessions and inviting Town Planning Board members and others to these sessions. Chair Keysa stated that these sessions will satisfy the requirements for 2010 training hours, and that any hours attended during 2010 beyond the annual requirements can be banked for next year's requirements.

## ACTION ITEMS -

SITE PLAN REVIEW - HOLY MOTHER OF THE ROSARY CATHEDRAL, 6298 BROADWAY, 2,500 SQ. FT. OFFICE ADDITION TO EXISTING CATHEDRAL. PROJECT NO. 7652. CONTACT PERSON: JIM SCHEID OF SCHEID ARCHITECTURAL.

Jim Scheid of Scheid Architectural presented to the Planning Board the site plan for the 2,500 sq. ft. addition to the existing cathedral located at 6298 Broadway. The additional space will be used for office space. Mr. Scheid stated that the proposed addition will be on the south side of the cathedral and will push toward the existing retention basin. William Schutt from William Schutt & Associates stated that the proposed addition will have no major impact on the retention basin and that he is satisfied with the engineering issues.

## DETERMINATION

Based on the information presented to the Planning Board, a motion was made by Neil Connelly to recommend approval of the site plan as presented to the Town Board. Motion 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:	Excused
Kristin Keane:	Aye		

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.

This project was tabled at the July 7, 2010 Planning Board meeting. Applicant to address the following concerns: 1.) Applicant to address NYSDEC issues noted in com. 7-7-12. 2.) As per Erie County Dept. Of Public Works and Highways (com. 7-7-11), driveways for lot #3 and lot #4 must be reconfigured to be located on Prairie Lane. Applicant to address proximity of these two homes to the road with required setbacks. 3.) Driveways on Pavement Road must have T-turnarounds. 4.) Applicant to respond to remaining engineering concerns. 5.) Applicant to provide updated geo-technical report indicating if property is capable of sustaining a dedicated highway and individual homes.

Michael Connors, Lancaster Land LLC presented to the Planning Board the revised preliminary plat plan review for the 21 single-family home subdivision located on Pavement Road north of Affordable Senior Housing. This parcel is zoned R-2. The following items were discussed:

NYSDEC issues - Mr. Connors stated that some of the NYSDEC issues that were noted in the letter dated June 28, 2010 (com.7-7-12) have been resolved. The Planning Board stated that the applicant must address the remaining NYSDEC issues.

Driveways for lot #3 & lot #4 - Mr. Connors stated that these two building lots have been reconfigured with the driveways now located on Prairie Lane. He explained that these two building lots are now larger and are in compliance with the all required setbacks.

Pavement Road driveways - The homes facing Pavement Road will require T-turnarounds in the driveways.

Engineering concerns - Applicant to provide Town Engineer with an updated geo-technical report. Mr. Connors told the Planning Board that soil borings have been completed on the entire parcel, and that the Town Engineer will have the results by the end of this week.

Stormwater easement - There is a dry pond located at the northwest corner of the parcel. Easement between lots #14 & #15 at the cul-de-sac to be shown on plan.

Wetland boundaries - The boundaries of the wetlands on this parcel must be shown on the mapcover with the necessary legal language.

Wetlands monumentation - All wetland boundaries must be monumented on each building lot with metal stakes with a brass cap. Applicant to consult with Town Engineer regarding exact specifications for wetland boundary monuments.

#### DETERMINATION

Based on the information provided to the Planning Board, a motion was made by Lawrence Korzeniewski to recommend approval of the preliminary plat plan review stamped in on July 15, 2010 at the Town Building Department to the Town Board with the following conditions: 1.) Applicant to address all NYSDEC issues noted in June 28, 2010 letter (com. 7-7-12). 2.) Driveways for lot #3 and lot #4 must be reconfigured to be located on Prairie Lane. Applicant to address proximity of these two homes to the road with required setbacks. 3.) Driveways on Pavement Road must have T-turnarounds. 4.) Applicant to respond to remaining engineering concerns. 5.) Applicant to provide updated geo-technical report indicating if property is capable of sustaining a dedicated highway and individual homes. 6.) Easement between lot#14 & lot #15 to be shown on plan. 7.) Wetland boundaries to be shown on the mapcover with the necessary legal language. 8.) All wetland boundaries must be monumented on each building lot with metal stakes with a brass cap. 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:	Excused
Kristin Keane:	Aye		

OTHER MATTERS - None

At 8:08PM Neil Connelly made a motion to adjourn the meeting. Motion seconded by Rebecca Anderson and unanimously carried.

