

October 20, 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 October 20, 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 twentieth day of October 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 7:33 PM.

Pledge of Allegiance led by Planning Board Chair Stanley J. Keysa.

Minutes - Motion was made by Lawrence Korzeniewski to approve the minutes from the October 6, 2010 Planning Board meeting with the following correction: Meeting attendance page - On the sixth day of October 2010, at 7:30 PM. Motion seconded by Neil Connelly and unanimously carried.

Communication received by October 20, 2010 for the Town of Lancaster Planning Board:

**ACTION ITEMS -**

AMENDED SITE PLAN REVIEW - MONTI CONCRETE CONSTRUCTION CO., INC., 505 ERIE STREET, 21,600 SQ.FT. COMMERCIAL BUILDING. PROJECT NO. 5223. CONTACT PERSON: SUSAN M. KING OF KING CONSULTING ENGINEERS.

No representative was present at tonight's Planning Board meeting for Monti Concrete Construction.

Although no presentation was made for this project, the Planning Board members and Council Member

Donna Stempniak discussed this project. Mr. Ron Mays, owner of the property directly to the east of this project was present in the audience and was recognized to speak by Chair Keysa with the approval of the Planning Board. The following items were discussed:

Fence - The Planning Board suggested that the existing 8-ft. fence be extended to the rear of the property. Mr. Mays asked if he could extend the existing fence to the street. Building Inspector Jeffrey Simme stated that the height of the fence would need to be lowered toward the street and that a variance would be required.

Security cameras - There are currently security cameras on the east side of the existing building. There was some concern regarding these cameras invading the privacy of Mr. Mays' home.

The Planning Board also had concerns with the following items: Doors on the east side of building facing toward Mr. Mays' property; the drainage plan for this project; the landscape plan for this project; and no excess lighting on the outside of the building.

#### DETERMINATION

A motion was made by Rebecca Anderson to table this project to a future Planning Board meeting. Chair Keysa asked that Building Inspector Jeffrey Simme's office contact King Consulting Engineers to arrange for this project to come in at a future Planning Board meeting. 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		

#### INFORMAL DISCUSSION ON A POSSIBLE SUBDIVISION AT THE END OF PENORA AND WILLIAM STREET. CONTACT PERSON: CHARLES SEILER.

Council Member Donna Stempniak told the Planning Board that she was told by Supervisor Robert Giza that Mr. Seiler would not be at tonight's Planning Board Meeting.

#### OTHER MATTERS -

Deer Run Estates - Member Rebecca Anderson told the Planning Board that the isolated wetlands on this parcel have expanded to approximately 20 acres. The developer is trying to dry out the land by turning it over, and that it may be used to grow Winter Wheat.

At 8:15PM Rebecca Anderson made a motion to adjourn the meeting. Motion seconded by Steven Socha and unanimously carried.

