

March 2, 2011

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 March 2, 2011. 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 second day of March 2011, at 7:30 P.M, and there were present:

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

EXCUSED: Rebecca Anderson, Member

ABSENT: None

ALSO PRESENT:

Town Board Members: Donna Stempniak

Other Elected Officials: None

Town Staff: Robert Harris, Engineering Consultant-Wm. Schutt & Assoc.
Jeffrey Simme, Town Building 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 Neil Connelly.

Minutes - Motion was made by Steven Socha to approve the minutes from the February 7, 2011 Planning Board special meeting. Motion seconded by Neil Connelly and unanimously carried.

COMMUNICATIONS -

ACTION ITEMS –

SITE PLAN REVIEW – TRY-IT DISTRIBUTING COMPANY LOCATED AT 4155 WALDEN AVENUE – 96,000 SQ. FT. WAREHOUSE ADDITION, 7,500 SQ. FT. REAR BUILDING ADDITION, 3,650 SQ. FT. TRUCK WASH & 6,000 SQ. FT. STORAGE BUILDING. PROJECT NO. 4155. CONTACT PERSON: JAMES GANNON OF SCHEID ARCHITECTURAL.

James Gannon of Scheid Architectural and Jeff Kucewicz and Ken Aiken, representatives from Try-It Distributing Co. presented to the Planning Board the site plan review for a 96,000 sq.ft. warehouse addition, 7,500 sq.ft. rear building addition, 3,650 sq. ft. truck wash, and 6,000 sq.ft. storage building for Try-It Distributing Company located at 4155 Walden Avenue. Mr. Gannon told the Planning Board that Try-It Distributing has been looking to do this expansion since 2004. Try-It Distributing services an area between Erie County and Syracuse with satellite warehouses. Mr. Kucewicz stated that this expansion could possibly result in an additional 25 jobs. The following items were discussed:

Parking lot – Mr. Gannon stated that the current parking lot in front of the building will be replaced. The new parking lot will include additional parking spaces.

Engineering concerns – Chair Keysa referred to a letter from Town Engineer Robert Harris (com. 3-2-08) which listed 15 items of concern regarding this project. Mr. Gannon went over each item. He stated that many of the items are in the process of being addressed. Several of the items which needed further clarification from Town Engineer Robert Harris were discussed at length, and Mr. Gannon stated that whatever needs to be addressed will be done as soon as possible.

Traffic – There was a question as to how much additional traffic this project will generate on Walden Avenue. Mr. Kucewicz stated that there may be a decrease in traffic on Walden Avenue as a result of this expansion. Currently, trucks must exit onto Walden Avenue and re-enter down the road to access the other part of the plant. The new design will allow for the trucks to travel within the plant parking lot to access other parts of the plant and not travel onto Walden Avenue. The Planning Board stated that information regarding the projected traffic volume for motor vehicles including trucks entering and exiting this project needs to be provided to the Planning Board.

DETERMINATION

At the request of the applicant, this project is tabled to the next Planning Board meeting scheduled for March 16, 2011. Applicant to provide the Planning Board with the following information: 1.) Address comments made by Town Engineer Robert Harris as noted in com. 3-2-08. 2.) Traffic volume information for motor vehicles including trucks entering and exiting this project. Motion to table this project made by Kristin Keane, seconded by Neil Connelly and unanimously carried.

Roll call vote as follows:

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

OTHER MATTERS –

Public Hearing requirement for preliminary plat plan – Chair Keysa told the Planning Board that he was recently informed that whenever a subdivision project reaches the preliminary plat plan stage, a public hearing must be held. Chair Keysa asked Town Prosecutor Nicholas LoCicero to contact the Town Attorney’s office for clarification regarding this requirement. We need to have the exact requirements in writing regarding public hearings to be held at the preliminary plat plan stage for proposed subdivision projects.

New York State Department of Environmental Conservation (NYSDEC) / Environmental Assessment Form – Chair Keysa stated that NYSDEC is requesting comments from the Planning Board members regarding the new Environmental Assessment Form (EAF) which is a NYSDEC requirement for all new projects as of March 1, 2011. The Planning Board members, Town Engineer Robert Harris, Building Inspector Jeffrey Simme, Town Prosecutor Nicholas LoCicero, and Council Member Donna Stempniak went over the new Environment Assessment Form, one page at a time, and discussed the changes to the form and what information must be provided. The Planning Board members and those in attendance made the following comments as they looked over both Part I and Part II of the new form: 1.) The project sponsor will be required to provide a significant amount of additional information when filling out Part I of the new form. 2.) Many of the questions on the new form are vague and seem to be redundant. 3.) The new form does not contain reasonable thresholds when asking for particular information. 4.) Many of the terms used throughout the new form are undefined and have not been seen before.

The Planning Board spent approximately one hour addressing the new Environmental Assessment Form. Chair Keysa asked the secretary to draft a letter to the Lancaster Town Board requesting one-hour training time be credited to each Planning Board member in attendance for their input, discussion, and comments concerning this matter.

At 9:17 PM Lawrence Korzeniewski made a motion to adjourn the meeting. Motion seconded by Melvin Szymanski and unanimously carried.

