

April 6, 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 April 6, 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 sixth day of April 2011, at 7:30 P.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 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 7:32 PM. (Building running on generator due to power outage.)

Pledge of Allegiance led by Council Member Donna Stempniak.

Minutes - Motion was made by Steven Socha to approve the minutes from the March 16, 2011 Planning Board meeting. Motion seconded by Kristin Keane and unanimously carried.

Communications – List of communications was not available for tonight’s meeting due to power outage. Chair Keysa went through the communications for the Planning Board Members.

ACTION ITEMS –

SITE PLAN REVIEW – JOE BASIL CHEVROLET LOCATED AT 5111 TRANSIT ROAD, 1,600 SQ. FT. ADDITION TO FRONT CORNER OF BUILDING. PROJECT NO. 1978. CONTACT PERSON: JASON P. BENNETT OF SCHEID ARCHITECTURAL.

Planning Board Member Steven Socha recused himself from this project since he is employed by the project applicant.

Jason Bennett of Scheid Architectural presented to the Planning Board the site plan review for a 1,600 sq.ft. addition to the front south corner of the existing building located at 5111 Transit Road. Mr. Bennett told the Planning Board the additional space will be used to expand the current showroom and to improve the appearance of the front of the building.

Parking spaces – Mr. Bennett explained that the current customer parking spaces in front of the building will be eliminated for the proposed new addition. However, the current inventory vehicle spaces along the front of the building will be adjusted to allow for the same number of customer parking spaces.

Landscaping – Chair Keysa referred to a communication from General Crew Chief Terry McCracken stating that a landscaping plan for this project was not submitted for approval. Following a brief discussion, the Planning Board members and Council Member Stempniak agreed that a landscaping plan would not be required for this project.

DETERMINATION

Based on the information provided to the Planning Board, a motion was made by Lawrence Korzeniewski to recommend approval of the site plan to the Town Board. Motion seconded by Neil Connelly and duly carried by a vote of 6 ayes and no nays with Member Socha abstaining from the vote. Roll call vote as follows:

Chair Keysa : Yes

Rebecca Anderson: Yes

Neil Connelly : Yes

Kristin Keane: Yes

Lawrence Korzeniewski: Yes

Steven Socha: Abstained

Melvin Szymanski: Yes

OTHER MATTERS -

Council Member Donna Stempniak informed the Planning Board of the upcoming Special Meeting of the Municipal Review Committee to conduct a SEQR for the proposed new Public Safety Building on Pavement Road. The Special Meeting is scheduled for Wednesday, April 13, 2011 at 5:30PM. Chair Keysa asked Council Member Stempniak if there is any information regarding this project that could be sent to the Planning Board members prior to the SEQR meeting. Council Member Stempniak said that she would have some type information sent out to the Planning Board members before the meeting on April 13.

At 7:56 PM Melvin Szymanski made a motion to adjourn the meeting. Motion seconded by Neil Connelly and unanimously carried.