

August 3, 2011

Planning Board Members: Stanley J. Keysa, Chairman
Rebecca Anderson
Neil Connelly
Kristin McCracken
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 August 3, 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 third day of August 2011, at 7:30 P.M, and there were present:

PRESENT: Stanley J. Keysa, Chairman
Rebecca Anderson, Member
Neil Connelly, Member
Kristin McCracken, 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 7:30 P.M.

Minutes - Motion was made by Neil Connelly to approve the minutes from the July 20, 2011 Planning Board meeting. Motion seconded by Melvin Szymanski and unanimously carried.

Administrative Items – None

Communications

ACTION ITEMS –

SITE PLAN REVIEW – GREENFIELD TERRACE (NOT THE SAME PROJECT FROM 2008) – 5979 BROADWAY, SEVEN (7) RESIDENTIAL STRUCTURES. PROJECT NO. 4477. CONTACT PERSON – MICHAEL METZGER, P.E. OF METZGER CIVIL ENGINEERING, PLLC.

This project was presented at the July 20, 2011 Planning Board meeting. Project was tabled to the Planning Board meeting on August 3, 2011, at which time applicant to address items noted by the Planning Board.

Michael Metzger, P.E. of Metzger Civil Engineering, PLLC and Jurgen Arndt of Niagara Lutheran Health System, presented to the Planning Board the site plan for the proposed seven residential structures at 5979 Broadway. A 24-patio home project was approved for this site in 2008. This project will replace the previously approved project on the same 8.4-acre parcel along Broadway. The following items were addressed:

Storage building – Council Member Donna Stempniak asked if there will be 2 or 3 storage buildings. The minutes from the July 20, 2011 Planning Board meeting stated that there will be 2 storage buildings, and the site plan shows 3 storage buildings. Mr. Metzger said that during his presentation at the July 20, 2011 Planning Board meeting he mistakenly stated that there would be 2 storage buildings. This project will have 3 storage buildings.

Dumpster – There are no dumpsters shown on the site plan. Mr. Metzger stated that the existing dumpsters will be used, and that trash will be collected daily from these units.

Stormwater regulations – Mr. Metzger told the Planning Board that the stormwater regulations for this project will be the same as for the previously approved 2008 project for this parcel. He has provided Town Engineer Robert Harris with a copy of the 2009 letter from the NYSDEC. This project will be under the old stormwater regulations. The NOI has been updated.

Fire Truck Access – Chair Keysa referred to com. 8-03-09 from the Town Line Fire Chief with comments concerning this project. Mr. Metzger stated that the site plan will show gates at all 4 entrances to the courtyard. Also, a fire hydrant will be added at the southeast portion of the project.

Landscaping – Chair Keysa referred to com. 8-03-08 from Gen. Crew Chief Terrence McCracken regarding the landscaping plan submitted by the applicant. Gen. Crew Chief McCracken suggests that significant plantings of coniferous trees in open areas that abut the golf course be planted to provide natural screening as well as to prevent potential personal injury and/or property damage to the facility. The Planning Board stated that a revised landscaping plan showing the additional coniferous trees must be submitted to General Crew Chief Terrence McCracken for approval.

Shared Basin – The site plan shows a shared basin with the Lancaster Country Club. Mr. Metzger had told the Planning Board that the Lancaster Country Club has no problem with sharing the basin with this project. The

Planning Board had stated that written documentation must be provided concerning the shared basin. At tonight's meeting Mr. Metzger did not have any written documentation from the Lancaster Country Club. He said that he is still looking for the existing agreement. Mr. Arndt stated that he has spoken with a representative from the Lancaster Country Club who told him that the Country Club is aware of this existing agreement concerning the shared basin. The Lancaster Country Club is in the process of checking their files for this agreement. The Planning Board stated that written documentation must be provided regarding the shared basin.

Windows and siding for south and east sides of building – Windows - Due to the proximity of the golf course to these structures, the Planning Board had recommended Plexiglas for the windows rather than glass for the south and east sides of the buildings. Mr. Metzger stated that he has checked into this and is considering aluminum screening on the outside of the windows and Lexan which is a tougher safety glass for the windows. He considers this to be a very serious issue and is continuing to look into options. Siding – Mr. Metzger stated that the stone and vinyl siding will be resilient enough for the south and east sides of the buildings.

Engineering Issues – Town Engineer Robert Harris stated that the only concern he still has is the size of the storm drain sewer from Broadway to the south. The Planning Board stated that the calculations regarding the size of the storm water drain sewer from Broadway to the south are to be done to the satisfaction of the Town Engineer.

DETERMINATION

Based on the information provided to the Planning Board, a motion was made by by Melvin Szymanski to recommend approval of the site plan to the Town Board with the following conditions: 1.) Gates to be shown on site plan at all 4 entrances to the courtyard. 2.) Fire hydrant to be added to southeast portion of project. 3.) Revised landscaping plan to be approved by General Crew Chief Terrence McCracken. 4.) Written documentation to be provided from Lancaster Country Club concerning shared basin. 5.) Address safety glass on south and east side of building or other positive measure. 6.) Calculations regarding size of storm water drain sewer from Broadway to the south are to be done to the satisfaction of the Town Engineer. Motion seconded by Kristin McCracken. Roll call vote as follows:

Chair Keysa : Yes
Rebecca Anderson: Yes
Neil Connelly : Yes
Kristin McCracken: Yes

Lawrence Korzeniewski: Yes
Steven Socha: Yes
Melvin Szymanski: Yes

INFORMAL PRESENTATION – POLYFUSION 30 WARD ROAD, LANCASTER, NEW YORK 5,000 SQ. FT. WAREHOUSE ADDITION AND RELATED SITE IMPROVEMENTS. CONTACT PERSON: RONALD FOLKMAN

Chair Keysa explained to the Planning Board members that this project was to be scheduled for the Planning Board Meeting on August 17, 2011. Since that time, the August Planning Board meeting date was changed to August 3, 2011. There will be no Planning Board meeting on August 17, 2011. Mr. Folkman asked if he could present this project at tonight's meeting, instead of waiting until the September 7, 2011 Planning Board meeting.

Mr. Ronald Folkman, owner, presented to the Planning Board the site plan for a 5,000 sq. ft. warehouse addition to the existing 20,000 sq. ft. building located at 30 Ward Road in the Town of Lancaster. The addition will be used for warehouse space and assembly of electronics. The new addition will be setback 100 feet from the

road. There will be additional paved parking. Mr. Folkman told the Planning Board that as a result of this expansion, he anticipates hiring 8 to 12 new employees. The following items were discussed:

Lighting – Mr. Folkman told the Planning Board that there will be wall-pack lighting on the outside of the building. He also plans to install light poles in the new parking area which will match the existing poles. The Planning Board stated that the height of the light poles cannot exceed 15 feet. Mr. Folkman stated that the height of the existing light poles is 14 feet.

Landscaping – Since this project will only be disturbing the existing grass, no landscaping will be necessary.

Drainage – Town Engineer Robert Harris said that although the drainage plan looks good, he would like some time to check the numbers to be certain.

Dumpster – The plan does not show an additional dumpster. Mr. Folkman stated that the existing dumpster will be used.

Loading spaces – The plan shows one loading space, but the text refers to two loading spaces. Mr. Folkman stated that the text is incorrect and should read as: one loading space.

Chair Keysa asked the Planning Board members if they wanted additional time to look over the submitted site plan. If not, would they consider voting on it at tonight's meeting? The Planning Board unanimously agreed that they did not need any additional time and were prepared to vote.

DETERMINATION

Based on the information presented to the Planning Board, a motion was made by Lawrence Korzeniewski to recommend approval of the site plan to the Town Board with the condition that the drainage plan is subject to the approval of the Town Engineer. Motion seconded by Neil Connelly and unanimously carried. Roll call vote as follows:

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

OTHER MATTERS – None

At 8:25PM Steven Socha made a motion to adjourn the meeting. Motion seconded by Kristin McCracken and unanimously carried.