

May 2, 2012

Planning Board Members: Stanley J. Keysa, Chairman
Rebecca Anderson
Neil Connelly
Lawrence Korzeniewski
Kristin McCracken
Steven Socha
Melvin Szymanski

Town Board Members: Dino Fudoli, Supervisor
John M. Abraham
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 May 2, 2012. 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 May at 7:30 P.M, and there were present:

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

EXCUSED: None

ABSENT: None

ALSO PRESENT:

Town Board Members: None

Other Elected Officials: None

Town Staff: William Schutt, 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 7:34 P.M.

Pledge of Allegiance led by Member Neil Connelly.

Minutes – Motion was made by Neil Connelly to approve the minutes from the April 4, 2012 Planning Board meeting with the following correction: ACTION ITEMS – INFORMAL PRESENTATION – NOCO ENERGY GROUP WILL PRESENT INFORMATION ON A PROPOSED SERVICE STATION LOCATED AT THE SOUTHEAST CORNER OF WALDEN AVENUE AND PAVEMENT ROAD – A 6,300 sq. ft. NOCO Convenience Store with fueling facilities, including diesel fuel, for up to 3 tractor trailers at the same time. Motion seconded by Kristin McCracken and unanimously carried.

Communications

ACTION ITEMS –

SITE PLAN REVIEW – NOCO CONVENIENCE STORE AND RELATED IMPROVEMENTS LOCATED AT THE SOUTH EAST CORNER OF WALDEN AVENUE & PAVEMENT ROAD. PROJECT NO. 4182 CONTACT PERSON: SEAN HOPKINS, ESQ.

Attorney Sean Hopkins of Hopkins & Sorgi, Tim Boyle from Noco Energy Group, Robert Dolman, and Mark Berke presented to the Planning Board the site plan for a NOCO Convenience Store with fueling facilities and related improvements to be located at the southeast corner of Walden Avenue and Pavement Road. The following items were addressed:

Landscaping – Chair Keysa referred to com. 5-2-15 from General Crew Chief Terrence McCracken with recommendations concerning additional landscaping for this project. Mr. Boyle stated that the applicant will look into additional landscaping. Chair Keysa stated that the landscaping plan for this project must be approved by General Crew Chief Terrence McCracken.

Berm – Member McCracken suggested that a berm be placed along the south side of the project. There was a discussion concerning whether a berm would block the sight line at the Pavement Road exit from this project. Mr. Boyle stated that serious consideration will be given to placing a berm, but the sight line cannot be blocked. It was also suggested that a tree line be placed along the south side of the project. This suggestion will also be taken into consideration.

Engineering details – Chair Keysa referred to com.5-2-10 from Town Engineer Robert Harris listing 12 comments regarding this project. William Schutt stated that the comments listed are being addressed and that the engineering details for this project are heading in the right direction. The Planning Board stated that the engineering details must be provided to the satisfaction of the Town Engineer.

Overnight parking – There was a question regarding how overnight parking at this project will be prohibited. Mr. Boyle said that signs prohibiting overnight parking will be posted. The Planning Board asked who will be responsible for enforcement. Mr. Boyle stated that NOCO would be responsible for the enforcement. Following a brief discussion, the Planning Board stated that the applicant will need to provide a letter of agreement prohibiting overnight parking to the Town Attorney.

Additional Fire Hydrant – Building Inspector Jeffrey Simme told the Planning Board that the Town Line Fire Chief wants an additional public fire hydrant for this project to be located on Walden Avenue, and that this additional hydrant is not be located on private property. Mr. Boyle stated that he has no problem with an additional public hydrant rather than a private hydrant. Resolution of the location of the additional hydrant must be provided to the satisfaction of the Town Line Fire Chief and the Town Engineer.

Signage - There will be one-way access on Walden Avenue for tractor trailers into the service station. Mr. Boyle stated that there will be signage on Walden Avenue indicating one-way access. There will also be a pole sign at the corner of Walden Ave. and Pavement Rd. with gas prices posted.

DETERMINATION

Based on the information provided to the Planning Board, a motion was made by Steven Socha to recommend approval of the site plan to the Town Board with the following conditions:

- 1.) Landscaping plan with additional landscaping to be approved by General Crew Chief Terrence McCracken.
- 2.) Engineering details to be provided to the satisfaction of the Town Engineer.
- 3.) Consideration of placement of a berm on the south side of the project near Pavement Rd.
- 4.) Applicant to provide letter of agreement prohibiting overnight parking to the Town Attorney.
- 5.) Resolution of location of additional fire hydrant to the satisfaction of the Town Line Fire Chief and the Town Engineer. Motion seconded by Rebecca Anderson and unanimously carried. Roll call vote as follows:

Chair Keysa - Yes

Kristin McCracken - Yes

Rebecca Anderson - Yes

Steven Socha - Yes

Neil Connelly - Yes

Melvin Szymanski - Yes

Lawrence Korzeniewski - Yes

OTHER MATTERS – None

At 8:10PM Melvin Szymanski made a motion to adjourn the meeting. Motion seconded by Neil Connelly and unanimously carried