

July 18, 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 July 18, 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 eighteenth day of July at 7:30 P.M, and there were present:

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

EXCUSED: Kristin McCracken, Member

ABSENT: None

ALSO PRESENT:

Town Board Members: Donna G. 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.

Pledge of Allegiance led by Member Lawrence Korzeniewski.

Minutes – Motion was made by Neil Connelly to approve the minutes from the June 20, 2012 Planning Board meeting. Motion seconded by Lawrence Korzeniewski and unanimously carried.

Communications –

ACTION ITEMS –

SITE PLAN REVIEW – SCHMITT’S GARAGE INC., 5255 GENESEE STREET. 2,500 SQ. FT. ADDITION FOR A CAR WASH AND DETAIL SHOP. PROJECT NO. 7301 CONTACT PERSON: WILLIAM WINCOTT OF DR. CHAMBERLAIN CORP.

William Wincott of D.R. Chamberlain Corp. presented to the Planning Board the site plan for a 2,500 sq. ft. addition to the southeast corner of the existing building at 5255 Genesee Street. The addition will be used for a drive-in car wash and detail shop. Mr. Wincott told the Planning Board that the automated carwash will be private, for employee use only, and will not be for public use. Construction of the addition will be on the existing blacktop. The new addition will be similar in construction to the existing building. Drainage – Mr. Wincott stated that there are no drainage issues with this project, and that an underground drainage pipe will go around the new building. The new car wash will use a water-efficient system.

DETERMINATION

Based on the information provided to the Planning Board, a motion was made by Melvin Szymanski to recommend approval of the site plan to the Town Board. Motion seconded by Neil Connelly and unanimously carried. Roll call vote as follows:

Chair Keysa – Yes	Kristin McCracken – Excused
Rebecca Anderson – Yes	Steven Socha – Yes
Neil Connelly – Yes	Melvin Szymanski – Yes
Lawrence Korzeniewski - Yes	

SITE PLAN REVIEW – RUSSELL’S STEAKS, CHOPS AND MORE, THE GRAND HOTEL, 6675 TRANSIT ROAD. 5TH FLOOR ADDTION TO HOTEL. PROJECT NO. 1436 CONTACT PERSON: DARYL MARTIN OF DARYL MARTIN ARCHITECT.

Daryl Martin of Daryl Martin Architect presented to the Planning Board the site plan for a proposed 5th floor addition to the existing Grand Hotel located at 6675 Transit Road. The additional floor will consist of 19 rooms, some of which will be executive suites with Jacuzzis. The existing cornices will be kept and the existing green area will be raised to the top level. Both elevators and the stairs will be extended. The following items were discussed:

Fire Company Concerns - Steven Socha said that he had spoken with the Bowmansville Fire Chief and the Chief had no concerns with the extra floor.

Foundation – The existing hotel and restaurant are built on bedrock so there should be no issues with the foundation,

Water pressure – There was a question concerning water pressure for this project. Mr. Martin stated that a booster pump has been installed and will handle the additional pressure.

Parking lot – Mr. Martin stated that there are more than adequate parking spaces for the Trocaire College Culinary School, restaurant, and hotel including this project. The Planning Board stated that the agreement between the restaurant/hotel and the Trocaire College Culinary School regarding use of the parking lot must be provided to the Town Attorney’s office regarding this project.

Flight path - The Planning Board questioned whether the Federal Aviation Administration (FAA) has been notified about this project. Mr. Martin stated that the FAA has been contacted, and that the FAA has no concerns with the additional height of the project since it is about 60 feet high and well south of the flight path of the runway at Buffalo/Niagara International Airport (and thus less than the 200-ft. FAA height limit).

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 condition: 1.) Agreement between restaurant/hotel and Trocaire College Culinary School regarding use of the parking lot to be provided to Town Attorney’s office regarding this project. Motion seconded by Lawrence Korzeniewski and unanimously carried. Roll call vote as follows:

Chair Keysa – Yes	Kristin McCracken – Excused
Rebecca Anderson – Yes	Steven Socha – Yes
Neil Connelly – Yes	Melvin Szymanski – Yes
Lawrence Korzeniewski - Yes	

INFORMAL PRESENTATION – DAVID LEPSCH, 62 ROSEMONT, AMHERST, NY 14228 REGARDING PROPERTY LOCATED NEXT TO THE BOSTON HOTEL, GENESEE ST. CONTACT PERSON: DAVID LEPSCH.

David Lepsch provided the Planning Board with information regarding a proposed pet resort to be located on Genesee Street west of the existing Boston Hotel. The proposed 6,000 sq. ft. facility would be used for boarding, grooming, dog daycare and all levels of dog training including police training and service dogs. This facility would not be used as a breeding kennel or a veterinary service. The building would also include a retail store for pet items and a cattery. This project would require 4 full-time employees and 3-4 part-time employees. The parcel is currently zoned RCO and AR. The following issues were discussed:

Wetlands - There are currently both federal and NYS wetlands located on this parcel. Mr. Lepsch told the Planning Board that he has been in contact with NYSDEC regarding these wetlands and that this project would be built outside of the wetland areas. The Planning Board stated that no building can be done within the 100-ft. buffer of the wetlands. The Planning Board also stated that a wetlands delineation for this parcel will be necessary.

Septic system – Since there are no sanitary sewers accessible for this project, a septic system will be necessary. Mr. Lepsch told the Planning Board that this project would require a septic system that would be the size of 2 residential septic systems.

Training – Mr. Lepsch explained that all dog training would be done outside of the fenced area behind the building.

Chair Keysa explained the process for filing a site plan and told Mr. Lepsch that he will need to speak with the Building Inspector and file the necessary paperwork with the Building Dept. Mr. Lepsch thanked the Planning Board for their input on this project.

OTHER MATTERS –

Administrative Item - Chair Keysa told the Planning Board that the next scheduled Planning Board on August 1, 2012, will be held in the meeting room on the first floor in the Town Hall new addition.

At 8:32 Lawrence Korzeniewski made a motion to adjourn the meeting. Motion seconded by Rebecca Anderson and unanimously carried.