

October 3, 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 October 3, 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 third day of October 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

EXCUSED:

Steven Socha, Member  
Melvin Szymanski, Member

ABSENT:

None

ALSO PRESENT:

Town Board Members: None

Other Elected Officials: None

Town Staff:

Robert Harris, Engineering Consultant-Wm. Schutt & Assoc.  
Nicholas LoCicero, Town Prosecutor  
Mary Nowak, Recording Secretary

Meeting called to order by Chair Keysa at 7:30P.M.

Pledge Of Allegiance led by Member Neil Connelly.

Minutes – Motion was made by Lawrence Korzeniewski to approve the minutes from the September 5, 2012 Planning Board meeting. Motion seconded by Kristin McCracken and unanimously carried.

Administrative Item – Chair Keysa told the Planning Board that Member Socha's term on the Planning Board ends on December 31, 2012. Since Member Socha was excused from tonight's meeting, Chair Keysa asked the secretary to send Member Socha a reminder.

Training Hours – Chair Keysa reminded the Planning Board Members about completing their training hours for 2012. He also referred to com. 10-3-25 which is a flyer announcing KCI/TVGA joint venture training workshop on November 2, 2012 from 8:00am to 3:30pm at The Hearthstone Manor.

## **ACTION ITEMS –**

**SITE PLAN REVIEW – PARK LANE APARTMENTS II, SENIOR HOUSING BEHIND KOHL'S DEPT. STORE , TRANSIT ROAD, SOUTH OF MICHAEL ANTHONY LANE, PROJECT NO. 1227. CONTACT PERSON: DAVID HUCK**

David Huck, 6105 Transit Rd. Suite 140 and Michael Metzger, Metzger Engineering presented to the Planning Board the site plan for the proposed Park Lane Apartments II located on Transit Road, south of Michael Anthony Lane behind the existing Kohl's Dept. Store. The site plan shows seven 2-story, 16-unit multi-family apartment buildings for senior housing (55 years and older). There will be 1-bedroom and 2-bedroom apartments available. A community building and a fenced-in pool are shown on the site plan. Mr. Huck told the Planning Board that there will be a garage available for each unit and that all parking space requirements have been met. The following items were discussed:

Adjacent Property – Chair Keysa stated that there are concerns with existing flooding near the adjacent property to the east and the proposed pond shown on the site plan. Mr. Huck stated that the detention pond will be at least 20 feet from the east property line and will slope away from the adjacent property.

Landscaping – Chair Keysa referred to com. 10-3-18 from General Crew Chief Terrence McCracken with comments on the landscaping for this project. Mr. Huck told the Planning Board that he will contact Mr. McCracken to work out the landscaping plan. Mr. Huck also stated that none of the existing trees near the east side property line will be removed.

Engineering Concerns – Chair Keysa referred to com. 10-3-26 from Town Engineer Robert Harris with comments on this project. Both Mr. Huck and Mr. Metzger stated that they will need to review the letter from Mr. Harris.

Buffer – There was a question regarding the buffer between this project and the adjacent property to the east. Member Anderson recommended that the detention basin shown on the site plan be shifted toward Transit Road to allow for a continuous buffer.

Public Hearing - Chair Keysa told the applicant that a Public Hearing must be scheduled for this project at the Planning Board level. The Public Hearing cannot be scheduled less than 10 days following the publication of the Public Hearing. Following a brief discussion, the applicant requested that the Public Hearing be scheduled for November 7, 2012. Chair Keysa also told the applicant that the updated site plan for this project must be on file in the Town Clerk's Office by October 24, 2012.

#### DETERMINATION –

Based on the information provided to the Planning Board, a motion was made by Neil Connelly to adjourn this project to the November 7, 2012 Planning Board meeting, and also to schedule a Public Hearing for this project on November 7, 2012. Motion seconded by Lawrence Korzeniewski and unanimously carried. Roll call vote as follows:

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

SKETCH PLAN REVIEW – WILLIAM STREET AND BOWEN ROAD SUBDIVISION, LOCATED SOUTHEAST OF WILLIAM STREET AND BOWEN ROAD INTERSECTION. 41 SINGLE-FAMILY HOMES. PREVIOUSLY SUBMITTED ON MAY 4, 2011, PROJECT NO. 1985. CONTACT PERSON: KENNETH ZOLLITSCH OF GREENMAN-PEDERSON, INC.

Kenneth Zollitsch of Greenman-Pederson, Inc. and Kevin Stoldt, owner, presented to the Planning Board the sketch plan review for a 41 single-family home subdivision located southeast of William St. and Bowen Rd. intersection. The sketch plan shows 2 access points to this subdivision - one access point off of Bowen Road and one access point off of Summerfield Drive. The sketch plan also shows a cul-de-sac and a stub street to the north for future connectivity. There are two ponds wetponds shown on the sketch plan. The following items were discussed:

Cul-de-sac – The Planning Board stated that they would prefer the cul-de-sac be eliminated. It was suggested that the road be designed to circle the northeast pond, or a T-turnaround be constructed. Mr. Stoldt told the Planning Board that he will approach the owner of the land to the north and attempt to purchase the additional amount of land necessary to have the road circle the northeast pond.

Pond at southwest corner - The Planning Board stated that the wetpond shown at the southwest corner of the sketch plan needs to be redesigned. It was also requested that the existing pond at the southwest property line be sketched-in on the updated plan.

Stormwater regulations - Mr. Zollitsch told the Planning Board that he is aware that the new stormwater regulations apply to this project.

## DETERMINATION

A motion was made by Rebecca Anderson to table this project to the next Planning Board meeting on October 17, 2012. Motion seconded by Kristin McCracken and unanimously carried. Roll call vote as follows:

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

OTHER MATTERS – None

At 8:30 PM Neil Connelly made a motion to adjourn the meeting. Motion seconded by Rebecca Anderson and unanimously carried.