

June 5, 2013

Planning Board Members: Neil Connelly, Chairman
Rebecca Anderson
Anthony Gorski
Joseph Keefe
Lawrence Korzeniewski
Kristin McCracken
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 June 5, 2013. 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,

Neil Connelly
Planning Board Chairman

NC: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 fifth day of June 2013 at 7:30 P.M, and there were present:

PRESENT: Neil Connelly, Chairman
Rebecca Anderson, Member
Anthony Gorski, Member
Joseph Keefe, Member
Lawrence Korzeniewski, Member
Kristin McCracken, Member
Melvin Szymanski, Member

EXCUSED: None

ABSENT: None

ALSO PRESENT:

Town Board Members: Donna G. Stempniak

Other Elected Officials: None

Town Staff: Robert Harris, Engineering Consultant-Wm. Schutt & Assoc.
Jeffrey H. Simme, Building & Zoning Inspector
Nicholas LoCicero, Town Prosecutor
Mary Nowak, Recording Secretary

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

Pledge Of Allegiance led by Member Joseph Keefe.

Minutes B Motion was made by Rebecca Anderson to approve the minutes from the May 15, 2013 Planning Board Meeting. Motion seconded by Joseph Keefe and unanimously carried.

Administrative Items - Chairman Connelly introduced Attorney Joseph Keefe, Depew, NY as the newly appointed Planning Board Member effective June 4, 2013.

Extension of Site Plan for Lancaster Commons, located at 4817 Transit Road - This project came before the Planning Board on December 19, 2012, with a request for site plan extension. At that meeting a number of issues were discussed and the applicant was to provide additional information. Since that time, additional information has been provided. Chairman Connelly made a motion to recommend approval of the site plan extension to the Town Board. This site plan extension should be retroactive to the expiration date of the previous site plan extension. Motion seconded by Melvin Szymanski and unanimously carried.

Walden Avenue at Stone Hedge Dr. – At the May 15, 2013 Planning Board meeting, an informal presentation was made regarding a proposed project to be located at the northwest corner of Walden Ave. and Stone Hedge Dr. It was determined at that meeting that this project would require a use variance or a zoning code amendment. Council Member Donna Stempniak told the Planning Board that following a discussion with the Town Board it was decided that that this project will require a zoning amendment. The project will be returning to the Planning Board at a future date.

Communications -

PUBLIC HEARING SCHEDULED FOR 7:45 P.M.

At 7:45 P.M. the Planning Board held a Public Hearing to hear all interested persons upon an application for preliminary plat plan approval for the proposed “Autumnwood Subdivision” (formerly William & Bowen Subdivision) consisting of 42 single-family building lots located on the east side of Bowen Road south of William Street. Project will be built in 2 phases with a build-out of approximately 5 years.

**NAME OF PERSONS ADDRESSING
THE PLANNING BOARD ON THIS SUBJECT**

**Proponent/Opponent
Comments/Questions**

Kenneth Zollitsch, Greenman-Pedersen,
representing CMK Builders (Developer)

Proponent

Mike Fronczak, 3 Woodstream Dr.

Opponent

- Question about future road connections within this development. (Answered by developer)
- Water pressure issues.
- Safety issue with William/Bowen intersection
- Traffic concerns with William St.
- Need for new/additional infrastructure

At 8:03 P.M. a motion was made by Melvin Szymanski to close the Public Hearing. Motion seconded by Joseph Keefe and unanimously carried.

ACTION ITEMS B

SITE PLAN – JIFFY-TITE BUILDING EXPANSION, 6,200 SQ.FT. OFFICE EXPANSION LOCATED AT 4437 WALDEN AVENUE. PROJECT NO. 6213. CONTACT PERSON: RICH NARDINI OF BHNT ARCHITECTS.

Robert Pidanick from Nussbaumer & Clarke and Michael Rahill, President of Jiffy-Tite presented to the Planning Board the site plan for a 6,200 sq. ft. office expansion to the existing Jiffy-Tite located at 4437 Walden Avenue. The site plan shows a 6,200 sq. ft. pre- cast concrete expansion along the front of the existing building. The additional space will be used for office space and conference rooms. The second story penthouse will house the heating & air conditioning units and a mezzanine area. Mr. Pidanick told the Planning Board that all facilities are in place for the expansion and that the parking lot area has already been expanded. Currently Jiffy-Tite employs 174 employees. The new addition will result in 25-30 additional employees.

DETERMINATION

Based on the information provided to the Planning Board, a motion was made by Kristin McCracken to recommend approval of the site to the Town Board. Motion seconded by Rebecca Anderson and unanimously carried.

Roll call vote as follows:

Chair Connelly B Yes	Lawrence Korzeniewski B Yes
Rebecca Anderson B Yes	Kristin McCracken B Yes
Anthony Gorski B Yes	Melvin Szymanski B Yes
Joseph Keefe – Yes	

SITE PLAN – BASIL KWIK OIL CHANGE ADDITION, REDEVELOP EXISTING .61-ACRE SITE LOCATED AT 5123-5127 TRANSIT ROAD, REMOVAL OF 9-BAY CARWASH & ADDITION OF 5-BAY CARWASH, PROJECT NO. 9561. CONTACT PERSON: ELIZABETH REILLY-MEEGAN, RA.

Elizabeth Reilly-Meegan, R.A. presented to the Planning Board the site plan for the redevelopment of a .61-acre site located at 5123 – 5127 Transit Road. The redevelopment will include the demolition of the existing 9-bay carwash and the addition of a 5-bay carwash. The existing oil change facility will remain with the same use. The following items were addressed:

Entrance/exit – The site plan shows a one-way entrance to the facility off Transit Road. There will be two exits: One exit onto Como Park Boulevard and one exit onto Monroe Street to the north. A curb cut will be required on Monroe Street. Ms. Reilly-Meegan stated that upright curbs will be put in along Monroe St.

Stormwater discharge – New receivers will be required for this project. Pipe connections for stormwater discharge onto Transit Road will need to be approved by NYS Dept. of Transportation before this project can go forward. The existing oil separator will remain and will drain to Transit Road.

Lighting – The site plan shows five light fixtures for security. Council Member Donna Stempniak stated that since this project abuts a residential area, the height of the light fixtures cannot exceed 15 feet.

Fence - Currently there is a fence in disrepair at the rear of this parcel. Ms. Reilly-Meegan told the Planning Board that repairs would be made to the fence. The Planning Board stated that the entire fence will need to be replaced.

DETERMINATION

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

- 1.) Approval required from NYS Dept. of Transportation for stormwater discharge onto Transit Road.
- 2.) Lighting must conform to Town Code.
- 3.) Entire fence located at east end of property to be replaced.

Motion seconded by Lawrence Korzeniewski and unanimously carried.

Roll call vote as follows:

Chair Connelly B Yes

Lawrence Korzeniewski B Yes

Rebecca Anderson B Yes

Kristin McCracken B Yes

Anthony Gorski B Yes

Melvin Szymanski B Yes

Joseph Keefe – Yes

OTHER MATTERS B None

At 8:30 PM a motion was made by Lawrence Korzeniewski to adjourn the meeting. Motion seconded by Joseph Keefe and unanimously carried.