

September 4, 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 September 4, 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 fourth day of September 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  
Melvin Szymanski, Member

EXCUSED: Kristen 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.  
Scott Pease, Assistant Building 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 Lawrence Korzeniewski.

Minutes B Motion was made by Lawrence Korzeniewski to approve the minutes from the August 7, 2013 Planning Board Meeting. Motion seconded by Joseph Keefe and unanimously carried.

Administrative Items – Chair Connelly told the Planning Board that there will be no salary increases in the 2014 Planning Board Budget. An adjustment has been made to allow a \$75.00 increase for Planning Federation dues.

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 “Hidden Pines Subdivision, Phase 2” consisting of 22 single-family building lots located south of Branch Way in the Town of Lancaster.

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

**Proponent/Opponent  
Comments/Questions**

Kenneth Zollitsch, Greenman Pedersen  
Representing the applicant

Proponent/Gave a brief overview of the project.

Mark Wojtkiewicz  
18 Pine Tree Drive

Question regarding a portion of this project adjacent to the rear of his property. Can he continue to maintain it and use it? This area floods. Mr.Zollitsch stated that additional drainage will be put in to alleviate the flooding problem. Council Member Donna Stempniak stated that Mr. Wojtkiewicz would need to contact the future owner of the lot adjacent to the rear of his property regarding use of that area.

At 7:56PM a motion was made by Melvin Szymanski to close the Public Hearing. Motion seconded by Joseph Keefe.

## **ACTION ITEMS –**

REZONE PETITION – BELLA VISTA GROUP IS PRESENTING AN APPLICATION TO REZONE PARCEL 375 AND 391 HARRIS HILL ROAD FROM R-1 (RESIDENTIAL DISTRICT) TO MFR-4 (MULTI-FAMILY RESIDENTIAL DISTRICT 4). PROPOSED REZONE SITE PLAN APPROVAL FOR 252 APARTMENT UNITS. CONTACT PERSON: PAT CIPOLLA OF BELLA VISTA GROUP.

Joseph Cipolla of Bella Vista and Tim Sheff, engineer presented to the Planning Board information regarding the rezone petition for 375 & 391 Harris Hill Road. Proposed rezone is from R-1 to MFR-4 to build 252 garden-style apartments with patios or balconies: 52 units will be for seniors and 200 units will be for regular use. The proposed plan shows 2 entrance/exits. Mr. Cipolla stated that there is a proposed traffic signal for the south Harris Hill Road entrance. The existing Gipple Cabin which is located on this parcel will be moved near the Hull House on Genesee Street. The current specs show these to be private roads. The following items were addressed:

Traffic – There was a discussion regarding the current traffic back-up situation on Harris Hill Rd. during the morning and afternoon rush hours. The Planning Board members felt that this project would add to the existing problem. Member Gorski recommended that a de-acceleration right turn lane be added at the proposed traffic signal on Harris Hill Road. Mr. Cippola stated that he would need to work with Erie County since Harris Hill Road is a county road. Council Member Donna Stempniak told the Planning Board that the Master Plan for the Town of Lancaster states that the Hamlet of Bowmansville must be preserved. This project will generate much more traffic on Genesee St. which runs through Bowmansville between Harris Hill Rd. and Transit Rd.

Road – There was a question concerning the proposed south entrance on Harris Hill Rd. and whether it could be moved even more to the south. Mr. Cipolla said that moving the entrance would result in the internal road running past the front doors of the buildings and that the project would need to be reconfigured.

Sewers – Sewers will be brought in from Harris Hill Rd. south of the New York State Thruway. Town Engineer Robert Harris stated that the applicant will need to get written confirmation from Erie County regarding the sewers for this project. The sewers may need to go all the way to Genesee St. and not just south of the NYS Thruway. Also, if the bedrock is shallow on this parcel, blasting may be necessary. Mr. Cipolla stated that the sewers and blasting may be too costly to pursue this project.

Wetlands – Mr. Cipolla told the Planning Board that Earth Dimensions has walked the property, but a formal wetlands delineation has not been done, yet. He also said that the wetlands to the west will be used to create a buffer.

The Planning Board stated that the existing homes on the west side of Harris Hill Rd. will need some type of buffer behind them.

A survey for this parcel will also be necessary.

## **DETERMINATION**

At the request of the applicant, this project is tabled to the next Planning Board meeting on September 18, 2013. Motion to table was made by Melvin Szymanski, seconded by Anthony Gorski and unanimously carried.

PRELIMINARY PLAT REVIEW – HIDDEN PINES SUBDIVISION, PHASE II, 22 SINGLE-FAMILY HOMES LOCATED SOUTH OF BRANCH WAY. PROJECT NO. 2513. CONTACT PERSON: KENNETH ZOLLITSCH, GREENMAN-PEDERSEN.

At the August 7, 2013 Planning Board meeting, Kenneth Zollitsch of Greenman-Pedersen presented to the Planning Board the preliminary plat review for Hidden Pines Subdivision, Phase II located south of Branch Way. This phase consists of 22 single-family homes. The following items were discussed:

T-turnaround – The T-turnaround shown on the plan will be have curbing almost all the way around. It will be substantial and permanent. There will be a 3’– 4’ berm located at the east end. The 2 existing T-turnarounds in Phase I will be removed.

Landscaping – A large scale drawing of the berm landscaping must be provided to General Crew Chief Terrence McCracken.

Yard Drainage – Mr. Zollitsch stated that rear yard drainage in lots #22, #23, & #24 will be taken care of. He also said that public drainage easement will be looked into for lots #19, #26 & #27.

Drainage – A bio-retention area will be constructed and maintained by the developer. The maintenance plan for the bio-retention area is currently being worked on. The Planning Board stated that the developer must get confirmation from the Army Corp of Engineers that the bio-retention area is acceptable.

At tonight’s meeting on September 4, 2013, a Public Hearing was held for this project. Following the Public Hearing, the following determination was made:

#### DETERMINATION

Based on the information provided to the Planning Board, a motion was made by Melvin Szymanski to recommend approval of the preliminary plat plan to the Town Board with the following conditions:

1.) Large scale drawing of the berm landscaping must be provide to General Crew Chief Terrence McCracken. 2.) Bio-retention area shown on plan must be approved by Army Corp of Engineers. Motion seconded by Joseph Keefe and duly carried by a vote of 5 ayes and 1 nay. Roll call vote as follows:

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

OTHER MATTERS – None

At 8:49 PM a motion was made by Lawrence Korzeniewski to adjourn the meeting. Motion seconded by Anthony Gorski and unanimously carried.