



Town of Lancaster

TOWN PLANNING BOARD

21 Central Avenue
LANCASTER, NEW YORK 14086

October 7, 2015

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
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 7, 2015. 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,

A handwritten signature in cursive script that reads "Neil R. Connelly".

Neil R. Connelly
Planning Board Chairman

NRC: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 seventh day of October 2015 at 7:00 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: John Abraham
Donna G. Stempniak

Other Elected Officials: None

Town Staff: William Schutt, Engineering Consultant-Wm. Schutt & Assoc.
Jeffrey Simme, Supervising Building & Zoning Inspector
Kevin Loftus, Deputy Town Attorney
Mary Nowak, Recording Secretary
Mark Lubera, Park Crew Chief

Meeting called to order by Chair Connelly at 7:00 P.M.

Pledge of Allegiance led by Lawrence Korzeniewski.

Minutes – A motion was made by Kristin McCracken to approve the minutes from the September 2, 2015 Planning Board Meeting with the following correction: SITE PLAN UPSTATE CELLULAR NETWORK D/B/A VERIZON WIRELESS LOCATED AT 525 PAVEMENT ROAD. CONSTRUCT AND OPERATE A NEW WIRELESS TELECOMMUNICATIONS FACILITY. Motion seconded by Joseph Keefe and unanimously carried.

Communications List - October 7, 2015

- 10.07.01 Letter dated 9/2/15 from Steve Loschiavo of 1222 Townline Rd. indicating problems with the project at 1202 Townline Rd.
- 10.07.02 Copy of new EAF long form submitted by the architect for 1202 Townline Rd.
- 10.07.03 Notice from Town of Amherst regarding automobile showroom and repair facility at 6868, 6886, & 6888 Transit Rd.
- 10.07.04 ZBA minutes of 09/09/15.
- 10.07.05 Copy of resolution adopted 9/21/15 approving site plan for the wireless telecommunications facility at 525 Pavement Rd.
- 10.07.06 Memo from Jeff Simme, with the landscape plan for 1202 Townline Rd., and responses to Bob Harris' comments in letter dated 09/09/15.
- 10.07.07 SEQR responses dated 9/10/15 and 9/25/15 respectively, from the EC Dept of Public Works and the EC Division of Environmental Planning.
- 10.07.08 Memo from Supervisor Fudoli to Planning Board Chair Connelly, asking the Planning Board to utilize time to review and discuss the Town's Master Plan.
- 10.07.09 Email from Chair Connelly, to Robert H. Feller of Bond, Schoeneck & King PLLC, asking for details on a potential "zoning audit".
- 10.07.10 Email from Robert H. Feller, to Neil Connelly, in response to above request.
- 10.07.11 Notice of SEQR to be held 10/05/15 at 6:15 P.M. regarding the sale of vacant property at 00 Broadway at Bowen.
- 10.07.12 Minutes of MRC meeting held 10/05/15.
- 10.07.13 Memo dated 10/06/15 from Crew Chief Lubera, stating no issues with updated landscape plan submitted by Enterprise-Rent-A-Car Storage, Genesee St.
- 10.07.14 Memo dated 10/06/15 from Crew Chief Lubera, with suggestions for landscape plan for 1202 Townline Rd.

ACTION ITEMS –

SITE PLAN – 1202 TOWNLINE ROAD GENERAL INDUSTRIAL DEVELOPMENT OF 14 CLEAR SPAN STEEL BUILDINGS EACH 5,000 SQ. FT. +/- TO HOUSE A MIX OF OFFICE/WAREHOUSE SPACE AND WILL HAVE 10 PARKING SPACES PER BUILDING. PROJECT NO. 5029. CONTACT PERSON: JESSICA BOUDREAU OF GREENMAN-PEDERSON.

Jessica Boudreau of Greenman-Pederson presented to the Planning Board the site plan for 14 clear span steel buildings located at 1202 Townline Rd. The project will be constructed on 14 acres of a 30-acre parcel located on Townline Rd. south of Walden Ave. Each building will be 5,000 sq. ft. +/- and will house a mix of office and warehouse space with 10 parking spaces per building. The road for this project will be built as the buildings are constructed. The road will have millings and the parking areas will be paved. There are no plans for developing the remaining 16 acres of this parcel at this time. The following items were addressed:

Landscape Plan – Park Crew Chief Mark Lubera referred to his memo dated 10/06/15 (com.10.7.14) stating that the landscape plan for this project is incomplete. He explained the specifications on grass to be planted around the buildings and the line of ten 4ft. – 5ft. Colorado Blue Spruce trees to be planted on the north berm. The applicant stated that the landscape plan will be completed with these recommendations.

Septic systems – Ms. Boudreau told the Planning Board that the septic system plan for this project has been revised, and that the Erie County Health Department has not had a chance to look it over.

Encroachment – Ms. Boudreau stated that this project does not encroach along the property to the north except at the southwest corner where there is a 1 ½ foot encroachment. She stated that this will be modified.

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.) Landscaping plan subject to the approval of Park Crew Chief Mark Lubera. 2.) Subject to formal approval of septic system plan by Erie County Health Department. Motion seconded by Joseph Keefe and unanimously carried.

Roll call vote as follows:

Chairman Connelly – Yes
Rebecca Anderson – Yes
Anthony Gorski – Yes
Joseph Keefe – Yes

Lawrence Korzeniewski – Yes
Kristin McCracken – Yes
Melvin Szymanski Yes

OTHER MATTERS – Chair Connelly explained to the Planning Board that beginning at the next Planning Board meeting, the Planning Board will review and discuss the Town's Master Plan, Town Code, or zoning. Council Member Donna Stempniak suggested that the Planning Board might begin this process by looking at uses within current zoning classifications. It was also suggested that the Planning Board look at subdivisions and site plan regulations. Member Anderson stated that she would begin looking over the Town's Master Plan regarding clarification of wording. Chair Connelly asked the Planning Board to bring their ideas to the next Planning Board meeting. Chair Connelly asked that this item be scheduled following the last item on future Planning Board Agendas. Zoning Audit – Chair Connelly referred to com 10.07.09 which was information regarding a zoning audit. Since there is a cost involved, the Planning Board stated that there may be grants for this audit and that we need to find out if any grant money is available.

At 7:50PM a motion was made by Lawrence Korzeniewski to adjourn the meeting. Motion seconded by Melvin Szymanski and unanimously carried.