



Town of Lancaster

TOWN PLANNING BOARD

21 Central Avenue
LANCASTER, NEW YORK 14086

November 4, 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 November 4, 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,

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 fourth day of November 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
Melvin Szymanski, Member

EXCUSED: Kristin McCracken, Member

ABSENT: None

ALSO PRESENT:

Town Board Members: Donna G. Stempniak
John Abraham

Other Elected Officials: None

Town Staff: Robert Harris, Engineering Consultant-Wm. Schutt & Assoc.
Kevin Loftus, Deputy Town Attorney
Mary Nowak, Recording Secretary

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

Pledge of Allegiance led by Chair Connelly.

Minutes – A motion was made by Joseph Keefe to approve the minutes from the October 21, 2015 Planning Board Meeting. Motion seconded by Anthony Gorski and unanimously carried.

COMMUNICATIONS –

11.04.01 Memo from Park Crew Chief stating no issues with the Application for Site Plan for 1202 Town Line Road.

DISCUSSION ITEMS –

Town Engineer Robert Harris provided each of the Planning Board members with the current zoning map for the Town of Lancaster.

Town's Comprehensive Plan – The Planning Board discussed the following:

Subdivisions in Agricultural Districts (AR) – It was suggested that going forward: Subdivisions in AR districts that are within a sewer district must conform to R-1 regulations in their entirety. Those subdivisions must have a minimum amount of building lots. There was a discussion regarding whether this change would be retroactive for existing subdivisions in AR districts within sewer districts or grandfathered in. Upon any property sales, R-1 regulations would apply. Any change would require a Town initiated rezone. Deputy Town Attorney Kevin Loftus reported back regarding subdivision regulations. He said that although there is no need to update the Town's current subdivision regulations, other local municipalities have their subdivision regulations as part of their town code, and the Town of Lancaster might want to consider making our subdivision regulations part of the Lancaster Town Code.

North side of Walden Avenue between Cemetery Road and Pavement Road - Currently zoned RCO with AR behind that area. It was suggested to rezone that area to LI (Light Industrial) to encourage development. There was a discussion regarding to what depth that area might be rezoned to LI so as not to get too close to property lines of residents on Pleasant View Drive to the north. A rezone of this area of Walden Avenue would need to be done by a Town initiative.

Patio home zoning and designations – Chair Connelly told the Planning Board that he will meet with the Supervisor of the Town of Elma to discuss patio homes and will report back to the Planning Board.

Airports – Chair Connelly said that there is no information online regarding airport zoning for the Town of Newstead. Our current Town Code does not address airports. Chair Connelly will contact the Building Department to try and find a copy of the old Town Code which did contain information regarding airports. The Lancaster Airport is currently zoned LI (Light Industrial) with expansion allowed by a special use permit.

Critical Environmental Areas (CEA) – Member Anderson reported back to the Planning Board regarding necessary criteria for a Critical Environmental Area (CEA). A CEA would have benefits, but could have disadvantages. Member Anderson stated that currently, the Town of Cheektowaga has four CEA's and the Town of Hamburg has one CEA. Possible CEA areas would need to be identified and protected. If an area is declared a CEA, it should never be touched. The Planning Board questioned how the Town would identify these areas and what the process would be to designate an area a CEA. Member Anderson will get more information on criteria for a CEA and information regarding public hearings for a proposed CEA.

Zoning Audit – A zoning audit would provide an objective opinion regarding zoning in the Town of Lancaster. Chair Connelly told the Planning Board that the cost of a zoning audit for the Town of Lancaster would be between \$1,000 and \$2,000. Chair Connelly asked if there was any interest in pursuing this. The Planning Board decided that this might be considered sometime in the future.

At 7:58PM a motion was made by Lawrence Korzeniewski to adjourn the meeting. Motion seconded by Anthony Gorski and unanimously carried.