March 20, 2019

Planning Board Members: Neil Connelly, Chairman
Rebecca Anderson
Anthony Gorski
Joseph Keefe
Stanley Jay Keysa III
Lawrence Korzeniewski
Kristin McCracken

Town Board Members: Johanna Coleman, Supervisor
Adam Dickman
Dawn Gaczewski
Ronald Ruffino, Sr.
Matthew Walter

Engineering Consultant: Ed Schiller, Wm. Schutt & Associates

Town Attorney: Kevin E. Loftus

Town Highway Superintendent: Daniel J. Amatura

Building & Zoning Inspector: Matthew Fischione

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held March 20, 2019. 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,

[Signature]
Neil R. Connelly
Planning Board Chairman

NRC:cm
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 20th day of March 2019 at 7:00 P.M. and there were present:

PRESENT:       Neil Connelly, Chairman  
                Rebecca Anderson, Member  
                Anthony Gorski, Member  
                Joseph Keefe, Member  
                Stanley Jay Keysa III, Member  
                Lawrence Korzeniewski, Member  
                Kristin McCracken, Member  

EXCUSED:       None  

ABSENT:        None  

ALSO PRESENT:  None  

Town Board Members:  Johanna Coleman, Supervisor  

Other Elected Officials:  None  

Town Staff:     Kevin Loftus, Town Attorney  
                Ed Schiller, Engineering Consultant-Wm. Schutt & Assoc.  
                Matthew Fischione, Code Enforcement Officer  
                Cynthia Maciejewski, 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 Kristin McCracken to approve the minutes from the February 20, 2019 Planning Board Meeting with the change in cost of the water line work to $65,000-$80,000 for the Theo’s Place apartments. Motion seconded by Lawrence Korzeniewski and unanimously carried.
Copy of resolution adopted by Town Board on 2/19/19 granting a renewal of a Special Use Permit to sell and service new and used vehicles at 5077 Transit Rd.

Memo from Michelle Barbaro, Park Crew Chief, dated 2/21/19 indicating no issues with PCB Piezotronics, Inc. proposed new project on the south side of Walden Ave. east of Pavement Rd.

SEQR response dated 2/15/19 from Erie County Department of Health with comments regarding Greenfields proposed Childcare and Wellness Center.

SEQR response dated 2/13/19 from U.S. ACOE with comments regarding Robert James Sales, Inc., 4543 Walden Ave.

Letter dated 2/26/19 from Diane Doster, 161 Siebert Rd., with comments regarding a lack of consideration for her property by the developers of the proposed subdivision behind Siebert Rd.

Letter dated 2/27/19 from Diane Doster, 161 Siebert Rd., with comments regarding the proposed Siebert Rd. subdivision. In particular, she is concerned about the location of the retention pond and runoff onto her property.

ZBA minutes of the meeting held on 2/21/19.

Letter dated 2/21/19 from Lori Mundis, 10 Redlein Dr., thanking Planning Board for the decision to not approve the sketch plan on 2/06/19.

Letter dated 2/28/19 from Jaclyn S. Wanamaker, Esq. expressing gratitude for the decision to not approve the proposed Stutzman subdivision.

Letter dated 2/28/19 from Jennifer Tulumello, 10 Stutzman Rd., representing the neighboring community, thanking the members of the Planning Board for the decision to not accept the sketch plan for the proposed subdivision.

SEQR responses dated 2/14/19 and 2/19/19 from the Erie County Department of Environment and Planning and the Division of Sewerage Management, respectively, with comments on the Greenfield Childcare and Wellness Center.

SEQR responses dated 2/14/19 and 2/19/19 from the Erie County Department of Environment and Planning and the Division of Sewerage Management,
respectively, with comments on the Greenfield Childcare and Wellness Center.

3.20.13 Letter dated 2/21/19 from John Haumesser, 173 Siebert Rd., to Kevin Stoldt, President CMK Builders, with comments regarding lack of discussion with the residents of the adjacent community, and requesting homeowners be heard before any further Planning Board action.

3.20.14 Petition from over 50 residents of the Siebert Rd. neighborhood, indicating reasons for their opposition to the proposed Siebert Rd. subdivision.

3.20.15 Copy of resolution adopted by Town Board on 3/04/19 approving the Preliminary Plat and Drainage Plan for minor subdivision known as Passucci 2-lot.

3.20.16 SEQR response dated 3/01/19 from the ECWA regarding Greenfield Childcare and Wellness Center.

3.20.17 SEQR response dated 2/27/19 from NYS DEC with comments regarding Robert James Sales at 4543 Walden Ave.

3.20.18 SEQR response dated 3/04/19 from the ECWA with comments regarding Robert James Sales at 4543 Walden Ave.

3.20.19 Letters dated 3/12/19 from Dan Amatura, Highway Superintendent, indicating no comments regarding 487 Erie St. and Advanced Thermal Systems respectively.

3.20.20 Legal notice of public hearing to be held 3/18/19 for Special Use Permit for the Telecommunication Tower Co-Location at 68 Penora St.

3.20.21 Letter dated 3/08/19 from Ed Schiller, Town Engineer, with comments regarding Theo's Place Apartments.

3.20.22 Letter dated 3/11/19 from Ed Schiller, Town Engineer, with comments regarding Candlewood Suites at 50 Freeman Rd.

3.20.23 Letter dated 3/11/19 from Ed Schiller, Town Engineer, with comments regarding proposed project at 487 Erie St.

3.20.24 Letter dated 3/11/19 from Ed Schiller, Town Engineer, with comments regarding Advanced Thermal Solutions at 15 Enterprise Dr.

3.20.25 Letter dated 3/12/19 from Dan Amatura, Highway Superintendent, indicating his concerns for the proposed Siebert Rd. subdivision, including maintenance problems caused by cul-de-sacs as well as the fact that Siebert Rd. is an old
country road that has been resurfaced, with a questionable sub-base and no drainage along the road.

3.20.26 Letter dated 3/12/19 from Ed Schiller, Town Engineer, with comments regarding the 3-lot subdivision at 6466 Broadway.

3.20.27 Letter dated 3/12/19 from Ed Schiller, Town Engineer, with comments regarding PCB Piezotronics at 487 Erie St.

3.20.28 ZBA minutes of the meeting held on 3/14/19.

3.20.29 Memos from Michele Barbaro, Park Crew Chief, dated 3/18/19 indicating no comments for Candlewood Suites, Advanced Thermal Systems, and 487 Erie St.

3.20.30 SEQR response dated 3/06/19 from the NYS DEC regarding Greenfields Childcare and Wellness Center.

3.20.31 Notice of SEQR reviews to be held 3/20/19 for the site plans for Greenfields, Robert James Sales, and Cell Tower Co-Location at 68 Penora St.

3.20.32 Letter dated 3/12/19 from Daniel L. Baccari, Architect regarding proposed Commercial Site Development-Robert James Sales, Inc. relative to Licata residence at 1043 Ransom Road.

3.20.33 Letter dated 3/13/19 from the New York State Department of Environmental Conservation regarding Candlewood Suites at 50 Freeman Road.

3.20.34 Letter dated 3/13/19 from the Erie County Department of Health regarding Candlewood Suites at 50 Freeman Road.

3.20.35 Letter dated 3/15/19 from the Erie County Water Authority regarding Candlewood Suites at 50 Freeman Road.

3.20.36 Letter dated 3/15/19 from Erie County Water Authority regarding PCB Piezotronics at 0 Walden Avenue.

3.20.37 Letter dated 3/15/19 from Erie County Water Authority regarding Advanced Thermal Solutions at 15 Enterprise Drive.
The Planning Board held its meeting at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York on the 20th day of March 2019 at 7:20 pm and there were

PRESENT: REBECCA ANDERSON, PLANNING BOARD MEMBER
JOSEPH KEEFE, PLANNING BOARD MEMBER
STANLEY JAY KEYSIA III, PLANNING BOARD MEMBER
LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER
ANTHONY GORSKI, PLANNING BOARD MEMBER
KRISTIN MCCracken, PLANNING BOARD MEMBER
NEIL CONNELLY, PLANNING BOARD CHAIRMAN

EXCUSED: NONE

ALSO PRESENT: JOHANNA COLEMAN, SUPERVISOR
KEVIN LOFTUS, TOWN ATTORNEY
MATTHEW FISCHIONE, CODE ENFORCEMENT OFFICER
EDWARD SCHILLER, ENGINEER, WM. SCHUTT & ASSOC.
CYNTHIA MACIEJEWSKI, RECORDING SECRETARY

PURPOSE OF MEETING:
IN THE MATTER OF THE STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) OF THE
CINGULAR WIRELESS d/b/a AT&T CO-LOCATION
LOCATED AT 68 S. PENORA STREET

The Planning Board reviewed the Full Environmental Assessment Form on the co-location matter with an item for item review and discussion of the project impact and magnitude as outlined on the Full Environmental Assessment Form entitled “Part 2 Identification of Potential Project Impacts” which was provided to each member.

PLEASE TAKE NOTICE, that the Planning Board of the Town of Lancaster, acting as an advisory committee to provide input to the Town Board, the designated lead agency under the State Environmental Quality Review Act (SEQRA), has reviewed the following described proposed action, which is an unlisted action, and that committee recommends that there are no significant adverse environmental impacts relative to the criteria found in 6 NYCRR §617.d, and further recommends that the lead agency issue a Negative Declaration for the purposes of Article 8 of the Environmental Conservation Law in accordance with §617.12.
NAME AND ADDRESS OF LEAD AGENCY

Lancaster Town Board
21 Central Avenue
Lancaster, New York 14086
Kevin Loftus, Town Attorney
716-684-3342

NATURE, EXTENT AND LOCATION OF ACTION:

The proposed development is of a parcel involving approximately N/A.

The location of the premises being reviewed is 68 S. Penora Street, Lancaster, New York 14086, Erie County.

This project described as a co-location on N/A physically disturbed area.

THE FOLLOWING MOTION TO OFFER A NEGATIVE DECLARATION WAS OFFERED BY MEMBER KORZENIEWSKI, WHO MOVED ITS ADOPTION, SECONDED BY MEMBER MCCRACKEN, TO WIT:

REASONS SUPPORTING RECOMMENDATION

1. Impact on land – No impact
2. Impact on Geological Features – No impact
3. Impacts on Surface Water – No impact
4. Impact on Groundwater – No impact
5. Impact on Flooding – No impact
6. Impact on Air – No impact
7. Impact on Plants and Animals – No impact
8. Impact on Agricultural Resources – No impact
9. Impact on Aesthetic Resources – No impact
10. Impact on Historic and Archeological Resources – No impact
11. Impact on Open Space and Recreation – No impact
12. Impact on Critical Environmental Areas – N/A
   • The Town of Lancaster has not established a Critical Environmental Area (CEA).
13. Impact on Transportation – No impact
15. Impact on Noise, Odor and Light – No impact
16. Impact on Human Health – No impact
17. Impact on Community Plans – No impact
18. Impact on Community Character – No impact

and,

BE IT FURTHER
RESOLVED, that the Planning Board recommendation be sent to the Town Board, for its review and consideration as the lead agency for the Action.

The question of the adoption of the foregoing Recommendation was duly put to a vote which resulted as follows:

REBECCA ANDERSON, PLANNING BOARD MEMBER VOTED YES
ANTHONY GORSKI, PLANNING BOARD MEMBER VOTED YES
JOSEPH KEEFE, PLANNING BOARD MEMBER VOTED YES
STANLEY JAY KEYSIA III, PLANNING BOARD MEMBER VOTED YES
LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER VOTED YES
KRISTIN MCCrackEN, PLANNING BOARD MEMBER VOTED YES
NEIL CONNELLY, PLANNING BOARD CHAIRMAN VOTED YES

The Motion to Recommend was thereupon adopted.

March 20, 2019
SITE PLAN REVIEW-PROJECT #2190, PCB PIEZOTRONIC, INC. LOCATED ON THE SOUTH SIDE OF WALDEN AVENUE, EAST OF PAVEMENT ROAD, 105.00-3-54 & 105.00-3-55. PROPOSED SINGLE STORY 31,000 SQ FT MANUFACTURING FACILITY WITH POTENTIAL FOR A 70,000 SQ FT ADDITION. 84 PARKING SPACES WITH A MAXIMUM OF 164 FOR EXPANSION. WATER, SEWER UTILITY, DETENTION BASIN, BIO RETENTION AND LANDSCAPING ARE PROVIDED.

Victor O’Brien, C&S Engineers, Inc. presented the proposed 31,000 sq. ft. facility with loading dock, 83 parking spaces and one entrance onto Walden Avenue as approved by the State DOT. This is a 7 acre parcel with room to expand the facility and additional parking spaces.

**Engineering**-Minor comments are being worked on by the applicant and need to be taken care of prior to moving on to the Town Board. The Storm water plan has been submitted and reviewed. There will be a dry retention area on site. Currently there is discharge onto the airport property and this needs to be acknowledged by the airport.

**Parking area**-The parking area will be paved.

**SEQR**-For SEQR purposes the full build out of the site is shown. The SEQR letters were sent out by the attorney’s office on 3/11/19. This starts the 30 day clock for responses. An EAF discrepancy was found and applicant notified on 2/28/19. If all agencies respond in time for the 4/3/19 Planning Board meeting, scheduling of the SEQR would be considered.

**DETERMINATION**
Based on the information presented to the Planning Board, a motion was made by Rebecca Anderson to table the project with the following item to be addressed:
1. Engineering issues

Motion seconded by Chair Connelly.
Roll call as follows:
Chairman Connelly-Yes
Rebecca Anderson-Yes
Anthony Gorski-Yes
Joseph Keefe-Yes
Stanley Jay Keysa III-Yes
Lawrence Korzeniewski-Yes
Kristin McCracken-Yes

Motion carried.
Planning Board Minutes
SEQR Review
March 20, 2019

The Planning Board held its meeting at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York on the 20th day of March 2019 at 7:32 pm and there were

PRESENT: REBECCA ANDERSON, PLANNING BOARD MEMBER
JOSEPH KEEFE, PLANNING BOARD MEMBER
STANLEY JAY KEYSIA III, PLANNING BOARD MEMBER
LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER
ANTHONY GORSKI, PLANNING BOARD MEMBER
KRISTIN MCCREACKEN, PLANNING BOARD MEMBER
NEIL CONNELLY, PLANNING BOARD CHAIRMAN

EXCUSED: NONE

ALSO PRESENT: JOHANNA COLEMAN, SUPERVISOR
KEVIN LOFTUS, TOWN ATTORNEY
MATTHEW FISCHIONE, CODE ENFORCEMENT OFFICER
EDWARD SCHILLER, ENGINEER, WM. SCHUTT & ASSOC.
CYNTHIA MACIEJEWSKI, RECORDING SECRETARY

PURPOSE OF MEETING:
IN THE MATTER OF THE STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) OF THE
NIAGARA LUTHERAN HEALTH SYSTEM PROJECT #4163
DAYCARE & WELLNESS CENTER
LOCATED AT 5959 BROADWAY

The Planning Board reviewed the Full Environmental Assessment Form on the 9,300 sq. ft. daycare & wellness center matter with an item for item review and discussion of the project impact and magnitude as outlined on the Full Environmental Assessment Form entitled “Part 2 Identification of Potential Project Impacts” which was provided to each member.

PLEASE TAKE NOTICE, that the Planning Board of the Town of Lancaster, acting as an advisory committee to provide input to the Town Board, the designated lead agency under the State Environmental Quality Review Act (SEQRA), has reviewed the following described proposed action, which is an unlisted action, and that committee recommends that there are no significant adverse environmental impacts relative to the criteria found in 6 NYCRR §617.d,
and further recommends that the lead agency issue a Negative Declaration for the purposes of Article 8 of the Environmental Conservation Law in accordance with §617.12.

NAME AND ADDRESS OF LEAD AGENCY

Lancaster Town Board
21 Central Avenue
Lancaster, New York 14086
Kevin Loftus, Town Attorney
716-684-3342

NATURE, EXTENT AND LOCATION OF ACTION:

The proposed development is of a parcel involving approximately 52 acres.

The location of the premises being reviewed is 5959 Broadway, Lancaster, New York 14086, Erie County.

This project described as a daycare & wellness center on .62 acres physically disturbed area.

THE FOLLOWING MOTION TO OFFER A NEGATIVE DECLARATION WAS OFFERED BY MEMBER MCCRACKEN, WHO MOVED ITS ADOPTION, SECONDED BY MEMBER KEYSIA,
TO WIT:

REASONS SUPPORTING RECOMMENDATION

1. Impact on land – No impact
2. Impact on Geological Features – No impact
3. Impacts on Surface Water – No impact
4. Impact on Groundwater – No impact
5. Impact on Flooding – No impact
   g. Other impacts: The property has a floodplain, but this project is not in a flood zone
6. Impact on Air – No impact
7. Impact on Plants and Animals – No impact
8. Impact on Agricultural Resources – No impact
9. Impact on Aesthetic Resources – No impact
10. Impact on Historic and Archeological Resources – No impact
11. Impact on Open Space and Recreation – No Impact
12. Impact on Critical Environmental Areas – N/A
• The Town of Lancaster has not established a Critical Environmental Area (CEA).

13. Impact on Transportation – No impact
15. Impact on Noise, Odor and Light – No impact
16. Impact on Human Health – No impact
17. Impact on Community Plans – No impact
18. Impact on Community Character – No impact

and,

BE IT FURTHER
RESOLVED, that the Planning Board recommendation be sent to the Town Board, for its review and consideration as the lead agency for the Action.

The question of the adoption of the foregoing Recommendation was duly put to a vote which resulted as follows:

REBECCA ANDERSON, PLANNING BOARD MEMBER VOTED YES
ANTHONY GORSKI, PLANNING BOARD MEMBER VOTED YES
JOSEPH KEFFE, PLANNING BOARD MEMBER VOTED YES
STANLEY JAY KEYSKA III, PLANNING BOARD MEMBER VOTED YES
LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER VOTED YES
KRISTIN MCCRAVEN, PLANNING BOARD MEMBER VOTED YES
NEIL CONNELLY, PLANNING BOARD CHAIRMAN VOTED YES

The Motion to Recommend was thereupon adopted.

March 20, 2019
SITE PLAN REVIEW-PROJECT #4163, NIAGARA LUTHERAN HEALTH SYSTEM LOCATED AT 5959 BROADWAY, DAYCARE & WELLNESS CENTER. PROPOSED ONE-STORY, 9,300 SQ FT BUILDING WITH ASPHALT PARKING LOT ON THE GREENFIELD CAMPUS.

Corey Auerback of Barclay Damon, Tim Mertzlufft of Gordon W. Jones and Chris Koenig & Nicholas Kwasniak of Niagara Lutheran Health System presented the 9,300 sq. ft. Daycare & Wellness Center. This building will be added to the 75+/- acre campus. The appeal was granted at the Zoning Board of Appeals and SEQR was conducted on the interpretation at ZBA.

DETERMINATION
Based on the information presented to the Planning Board, a motion was made by Anthony Gorski to recommend approval to the Town Board.
Motion seconded by Joseph Keefe.
Roll call as follows:
Chairman Connelly-Yes                             Stanley Jay Keysa III-Yes
Rebecca Anderson-Yes                                Lawrence Korzeniewski-Yes
Anthony Gorski-Yes                                  Kristin McCracken-Yes
Joseph Keefe-Yes
Motion carried.
Planning Board Minutes
SEQR Review
March 20, 2019

The Planning Board held its meeting at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York on the 20th day of March 2019 at 7:47 pm and there were

PRESENT:  REBECCA ANDERSON, PLANNING BOARD MEMBER
           JOSEPH KEEFE, PLANNING BOARD MEMBER
           STANLEY JAY KEYS III, PLANNING BOARD MEMBER
           LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER
           ANTHONY GORSKI, PLANNING BOARD MEMBER
           KRISTIN MCCracken, PLANNING BOARD MEMBER
           NEIL Connelly, PLANNING BOARD CHAIRMAN

EXCUSED:  NONE

ALSO PRESENT:  JOHANNA COLEMAN, SUPERVISOR
               KEVIN LOFTUS, TOWN ATTORNEY
               MATTHEW FISCHIONE, CODE ENFORCEMENT OFFICER
               EDWARD SCHILLER, ENGINEER, WM. SCHUTT & ASSOC.
               CYNTHIA MACIEJEWSKI, RECORDING SECRETARY

PURPOSE OF MEETING:
IN THE MATTER OF THE STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) OF THE
ROBERT JAMES SALES, INC.
LOCATED AT 4543 WALDEN AVENUE

The Planning Board reviewed the Full Environmental Assessment Form on the development of multiple warehousing buildings including two 98,000 sq. ft. storage warehouses, a 120,000 sq. ft. distribution warehouse with attached 15,000 sq. ft. office building matter with an item for item review and discussion of the project impact and magnitude as outlined on the Full Environmental Assessment Form entitled “Part 2 Identification of Potential Project Impacts” which was provided to each member.

PLEASE TAKE NOTICE, that the Planning Board of the Town of Lancaster, acting as an advisory committee to provide input to the Town Board, the designated lead agency under the State Environmental Quality Review Act (SEQRA), has reviewed the following described proposed action, which is a Type 1 action, and that committee recommends that there are no
no significant adverse environmental impacts relative to the criteria found in 6 NYCRR §617.d, and further recommends that the lead agency issue a Negative Declaration for the purposes of Article 8 of the Environmental Conservation Law in accordance with §617.12.

NAME AND ADDRESS OF LEAD AGENCY

Lancaster Town Board
21 Central Avenue
Lancaster, New York 14086
Kevin Loftus, Town Attorney
716-684-3342

NATURE, EXTENT AND LOCATION OF ACTION:

The proposed development is of a parcel involving approximately 45.31 acres

The location of the premises being reviewed is 4543 Walden Avenue, Lancaster, New York 14086, Erie County.

This project described as a corporate headquarters, main distribution warehouse and storage warehouse on +/-31 acre physically disturbed area.

THE FOLLOWING MOTION TO OFFER A NEGATIVE DECLARATION WAS OFFERED BY MEMBER KEFFE, WHO MOVED ITS ADOPTION, SECONDED BY MEMBER KEYSA,

TO WIT:

REASONS SUPPORTING RECOMMENDATION

1. Impact on land – No impact
   a. The proposed action may involve construction on land where depth to water table is less than 3 feet.-Small impact
   e. The proposed action may involve construction that continues for more than one year or in multiple phases.-Small impact
2. Impact on Geological Features – No impact
3. Impacts on Surface Water – No impact
   l. Other impacts: The wetlands need to be avoided.
4. Impact on Groundwater – No impact
5. Impact on Flooding – No impact
6. Impact on Air – No impact
7. Impact on Plants and Animals – No impact
8. Impact on Agricultural Resources – No impact
9. Impact on Aesthetic Resources – No impact
10. Impact on Historic and Archeological Resources – No impact
11. Impact on Open Space and Recreation – No impact
12. Impact on Critical Environmental Areas – N/A
   • The Town of Lancaster has not established a Critical Environmental Area (CEA)
13. Impact on Transportation – No impact
15. Impact on Noise, Odor and Light – No impact
16. Impact on Human Health – No impact
17. Impact on Community Plans – No impact
18. Impact on Community Character – No impact

and,

BE IT FURTHER
RESOLVED, that the Planning Board recommendation be sent to the Town Board, for its review and consideration as the lead agency for the Action.

The question of the adoption of the foregoing Recommendation was duly put to a vote which resulted as follows:

REBECCA ANDERSON, PLANNING BOARD MEMBER VOTED YES
ANTHONY GORSKI, PLANNING BOARD MEMBER VOTED YES
JOSEPH KEEFE, PLANNING BOARD MEMBER VOTED YES
STANLEY JAY KEYSA III, PLANNING BOARD MEMBER VOTED YES
LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER VOTED YES
KRISTIN MCCRAKEN, PLANNING BOARD MEMBER VOTED YES
NEIL CONNELLY, PLANNING BOARD CHAIRMAN VOTED YES

The Motion to Recommend was thereupon adopted.

March 20, 2019
Robert James Sales, Inc. located at 4543 Walden Avenue (S.B.L. 95.00-3-4.111 & 95.00-3-6.112) development of multiple warehousing buildings including two 98,000 sq. ft. storage warehouses, a 120,000 sq. ft. distribution warehouse with attached 15,000 sq. ft. office building.

This project received the recommendation of the Planning Board on February 6, 2019. Since then, a letter from Dan Baccari, Architect, has been received by the board with concerns for the Licata residence at 1043 Ransom Road. The residence is a nonconforming use in LI-Light Industrial zoning. Frank Burkhardt, Project Architect and James Bokor, Jr., President assured the Planning Board members that provisions would be made to accommodate the request of the neighboring property owner. A berm would be installed in phase one to be less disruptive to the site and trees rather than a fence would be planted on the berm. The 3rd phase of this project is closest to the home. Mr. Burkhardt will reach out to Mr. Baccari. A revised landscape plan will be submitted.
SITE PLAN REVIEW-PROJECT #8392, ADVANCED THERMAL SYSTEMS LOCATED AT 15 ENTERPRISE DRIVE. PROPOSED 9,000 SQ FT ADDITION FOR THE EXPANSION OF THE EXISTING MANUFACTURING/WAREHOUSE FACILITY.

Kristin Savard, owner of Advanced Design Group presented the 9,000 sq. ft. addition to the west side of the existing 24,500 building which sits on a 3 acre site.

**Engineering**—Discharge of the parcel is to the west. A correction to the drainage report is needed. The drainage report indicated that the Post Developed 100 year runoff is greater than the Pre-Developed 10yr runoff and does not meet the Town’s requirements of 100 year Post Developed equal to or less than 10 year Pre-Developed. A dry retention basin will be installed. Applicant will consider improvements to accommodate EPA requirements. Phases of developing this site were more than a year apart. There is no treatment of any storm water on site currently. The financial challenge to this site would be cost prohibitive. The site is relatively flat and an open pond is not allowed next to an airport. An option is to direct the storm water to a dry detention pond and have the outlet have a larger travel path to a vegetative swale.

**Building**—A walkway will be installed for fire egress. Wall mounted light packs will be installed on the addition and existing building and will be down lighting.

**Sewer permit**—The District #4 sewer permit has be located.

**DETERMINATION**

Based on the information presented to the Planning Board, a motion was made by Chair Connelly to table the project until the 4/17/19 Planning Board meeting.

Motion seconded by Anthony Gorski.

Roll call as follows:

Chairman Connelly-Yes  
Rebecca Anderson-Yes  
Anthony Gorski-Yes  
Joseph Keefe-Yes  
Stanley Jay Keysa III-Yes  
Lawrence Korzeniewski-Yes  
Kristin McCracken-Yes

Motion carried.

SITE PLAN REVIEW-PROJECT #0510, G&K SEWERS, LOCATION IS 487 ERIE STREET. WAREHOUSE BUILDING EXPANSION OF 8,200 SQ FT WITHIN EXISTING COMMERCIAL PROPERTY.

Ken Zollitsch of GPI and Dennis Greene, owner presented the 8,200 sq. ft. expansion at the existing Erie Street and Cemetery Road site. The building will be cold storage and used for materials that need to be stored inside. The addition will be over an existing paved area.
Concrete parking pads will be installed for vehicle use adjacent to the addition. The stone bins will be relocated as well as the above ground fuel tanks.

DETERMINATION
Based on the information presented to the Planning Board, a motion was made by Lawrence Korzeniewski to table the project until the 4/17/19 Planning Board meeting. Motion seconded by Stanley Keysa.
Roll call as follows:
Chairman Connelly-Yes
Rebecca Anderson-Yes
Anthony Gorski-Yes
Joseph Keefe-Yes
Stanley Jay Keysa III-Yes
Lawrence Korzeniewski-Yes
Kristin McCracken-Yes
Motion carried.

PRELIMINARY PLAT PLAN REVIEW-PROJECT #2018, SIEBERT ROAD SUBDIVISION LOCATED AT 185 SIEBERT ROAD. 20+/- SINGLE FAMILY LOT DEVELOPMENT INCLUDING ALL NECESSARY INFRASTRUCTURE.
Ken Zollitsch of GPI and Kevin Stoldt of CMK Builders presented the 20 single family lots which will need a Public Hearing and SEQR conducted. The plan has changed in the area of lots 4, 5 & 6. The road will have a curve instead of a T as a turn around. Public water will be used and pressure is good according to Mr. Zollitsch.

Engineering- A wetland delineation was performed and there will be no disturbance to the wetlands. The 500 year flood plain on site is changing to an area of flood hazard on the new maps. It will still be a 500 year flood plain but it will be expanded. The development is happening mid-stream of the new Flood Plain Code being accepted. People who know this parcel, know that it floods. The dismissal of the flood zone is risky and zone X does not mean no floodplain. Rear yard drainage from existing lots needs to be addressed and possible flooding of basements. Culverts and sizing of ditch need to be reviewed.

Buffer- The street is repositioned to provide a deeper buffer to the existing residences. Letters from residents have been received regarding the plantings and berm. The applicant needs to speak with the neighboring property owners and follow up on concerns. There are significant landscape and greenspace issues. Plantings on the south side of entrance will need to be maintained and right now ownership of that property is not clear.

Cul de sacs- A letter was received from Daniel Amatura, Highway Superintendent, regarding the cul de sac and the difficulties that it presents to the Highway Department.

Traffic- Traffic and the condition of Siebert Road is also a concern. Siebert Road has been
resurfaced and does not have adequate drainage.

DETERMINATION
Based on the information presented to the Planning Board, a motion was made by Joseph Keefe to table the project to a future Planning Board meeting.
Motion seconded by Rebecca Anderson.
Roll call as follows:
Chairman Connelly-Yes
Rebecca Anderson-Yes
Anthony Gorski-Yes
Joseph Keefe-Yes
Stanley Jay Keysa III-Yes
Lawrence Korzeniewski-Yes
Kristin McCracken-Yes
Motion carried.

SITE PLAN REVIEW-PROJECT #1819, CANDLEWOOD SUITES LOCATED AT 50 FREEMAN ROAD.
A FOUR STORY HOTEL WITH 105 ROOMS AND RELATED SITE IMPROVEMENTS. INCLUDES DEMO OF EXISTING HOTEL WITH MINOR MODIFICATIONS TO EXISTING PARKING LOT.

Sean Hopkins of Hopkins, Sorgi, Romanowski and Chris Wood of Carmina Wood Morris presented the redevelopment of 50 Freeman Road, which had police concerns and was vacant. The site is zoned GB-General Business and the existing hotel will be removed to make way for the new 105 room hotel with 106 parking spaces.

Variance-The project does need 6 variances including height, setbacks and loading area. Area variances are needed from the Zoning Board of Appeals. National hotel chains are now building 4 story structures and that is why the height variance is requested.

Engineering-Ed Schiller, Town Engineer has been discussing items in his comment letter with Anthony Pandolfe, Carmina Wood Morris. SEQR review will need to be conducted and SEQR letters were sent out on 3/11/19.

Fire Chief response-Asst. Chief Timothy Stearns was in attendance from Bowmansville Fire Dept. and commented on the project. The fire suppression system drawings will be provided to him. The east driveway is only 12’ wide and 18’ is needed for the ladder truck to combat a fire of a 4 story building in that area. Bowmansville Fire Dept. would like to coordinate training in the existing building prior to it being demolished and the owner Mr. Bliss has been known to allow training to the local departments.

DETERMINATION
Based on the information presented to the Planning Board, a motion was made by Kristin McCracken to table the project until a future Planning Board meeting.
Motion seconded by Stanley Keysa.
Roll call as follows:
Chairman Connelly-Yes
Rebecca Anderson-Yes
Anthony Gorski-Yes
Joseph Keefe-Yes

Motion carried.

Stanley Jay Keysa III-Yes
Lawrence Korzeniewski-Yes
Kristin McCracken-Yes

At 8:45 p.m. a motion was made by Neil Connelly and seconded by Rebecca Anderson to adjourn the meeting. Motion carried.
MEMO

TO: Honorable Town Board
    Town of Lancaster

FROM: The Town of Lancaster Planning Board

DATE: March 20, 2019

RE: Niagara Lutheran Health System
    Daycare & Wellness Center

PROJECT#: 4163

LOCATION: 5959 Broadway

TYPE: Site Plan Review

RECOMMENDATION: Approval
    Roll call vote:
    Chair Connelly-Yes
    Rebecca Anderson-Yes
    Anthony Gorski-Yes
    Joseph Keefe-Yes

    Stanley Jay Keysa III-Yes
    Lawrence Korzeniewski-Yes
    Kristin McCracken-Yes

CONDITIONS: N/A

COMMENTS: N/A