June 19, 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 June 19, 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 19th day of June 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 of Wm. Schutt & Assoc.  
            Matt 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 Member McCracken.

Minutes-A motion was made by Kristin McCracken to approve the minutes from the June 5, 2019 Planning Board Meeting. Motion seconded by Anthony Gorski and unanimously carried.

Town of Lancaster Planning Board
Communications-June 19, 2019

6.19.01 Memos dated 6/10/19 from Dan Amatura, Highway Superintendent, indicating no comment regarding JAGG Electric, Lorall Lake HOA, and Parker Hannifin expansion.

6.19.02 Copy of resolution adopted by Town Board on 6/03/19 approving site plan for expansion at 21 Pavement Rd.

6.19.03 Copy of resolution adopted by Town Board on 6/03/19 approving site plan for manufacturing/warehouse expansion for Advanced Thermal Solutions, 15 Enterprise Dr.


6.19.05 Memo dated 6/14/19 from Kevin Loftus, Town Attorney, noting that SEQR Reviews will be held for Commercial Development, Lancaster Pkwy, and Wainwright 2-Lot Subdivision.

6.19.06 SEQR response dated 6/10/19 from ECWA regarding 12 Wendling Ct.

6.19.07 SEQR response dated 6/03/19 from Erie County Department of Public Works, regarding 5 Wainwright Ct.

6.19.08 SEQR response dated 5/29/19 from NYS DEC regarding 12 Wendling Ct.

6.19.09 SEQR response dated 5/31/19 from the US Army Corps. of Engineers regarding 12,000 sq. ft. development on Lancaster Parkway.
6.19.10 Memo dated 6/12/19 from Matt Fischione, Code Enforcement Officer, with comments regarding JAGG Electric & Controls, 18 Lancaster Parkway.

6.19.11 Memo dated 6/12/19 from Matt Fischione, Code Enforcement Officer, with comments regarding site plan amendment for Parker Hannifin Expansion, 4087 Walden Ave.

6.19.12 Memo dated 6/12/19 from Matt Fischione, Code Enforcement Officer, with comments regarding Map Cover Amendment, Project #9181. (Loral Lake HOA)

6.19.13 Letter dated 6/13/19 from Ed Schiller, Town Engineer, indicating the drainage design presented by Loral Lake HOA is in accordance with Town requirements.

6.19.14 ZBA minutes of the 6/13/19 meeting.

6.19.15 Letter dated 6/13/19 from Ed Schiller, Town Engineer, with comments regarding Loral Lake HOA Rear Yard Drainage.

6.19.16 Letter dated 6/14/19 from Ed Schiller, Town Engineer, with comments regarding JAGG Electric Site Plan Amendment, 18 Lancaster Parkway.

6.19.17 Letter dated 6/14/19 from Ed Schiller, Town Engineer, with comments regarding Parker Hannifin Corp., 4087 Walden Ave.

6.19.18 Letter dated 6/14/19 from Ed Schiller, Town Engineer, with comments regarding 4-Lot Subdivision, Broadway, east of Ranson Rd.

6.19.19 Letter dated 6/14/19 from Ed Schiller, Town Engineer, with comments regarding revised site plan for 12 Wendling Ct.


6.19.21 Phone call from Tim Boyle, representing NOCO, to Neil Connelly, Planning Board Chair, to discuss concept plan for Walden Ave. at Central Ave.

6.19.22 Memo dated 6/19/19 from Kevin Loftus, Town Attorney, noting that SEQR Review will be held for Parker Hannifin, 6466 Broadway.

PUBLIC HEARING SCHEDULED FOR 7:10 P.M.
At 7:10 p.m. the Planning Board held a Public Hearing to hear all interested persons upon an application for a preliminary plat plan approval for the proposed 5 Wainwright Court, 2 lot subdivision, Project #2702.

NAME OF PERSON(S) ADDRESSING THE PLANNING BOARD ON THIS SUBJECT
Joseph Steiner-Proponent  Comments/Questions

Proponent/Opponent

Motion made by Kristin McCracken at 7:11 p.m. and seconded by Stanley Keysa to close the public hearing.

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

June 19, 2019

The Planning Board held its meeting at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York on the 19th day of June 2019 at 7:05p.m. and there were

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

EXCUSED: NONE

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

PURPOSE OF MEETING:

IN THE MATTER OF THE STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) OF THE
WAINWRIGHT 2-LOT SPLIT SUBDIVISION
LOCATED AT 5 WAINWRIGHT COURT

The Planning Board reviewed the Short Environmental Assessment Form on the 2-Lot split subdivision matter with an item for item review and discussion of the project impact and magnitude as outlined on the Short Environmental Assessment Form entitled “Part 2 Impact Assessment” 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 .80 acre.

The location of the premises being reviewed is 5 Wainwright Court, Lancaster, New York 14086, Erie County.

This project described as a two lot subdivision on .35 acre physically disturbed area.

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

REASONS SUPPORTING RECOMMENDATION

1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? **No impact**
2. Will the proposed action result in a change in the use or intensity of use of land? **No impact**
3. Will the proposed action impair the character or quality of the existing community? **No impact**
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? The Town of Lancaster has not established a Critical Environmental Area (CEA).
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? **No impact**
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? **No impact**
7. Will the proposed action impact existing:
   a. Public/private water supplies? **No impact**
   b. Public/private wastewater treatment utilities? **No impact**
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? **No impact**
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? **No impact**
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? **No impact**
11. Will the proposed action create a hazard to environmental resources or human health? **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 MCCracken, PLANNING BOARD MEMBER** VOTED YES
- **NEIL CONNELLY, PLANNING BOARD CHAIRMAN** VOTED YES

The Motion to Recommend was thereupon adopted.

**JUNE 19, 2019**
PRELIMINARY PLAT PLAN REVIEW-PROJECT #2702, WAINWRIGHT 2-LOT SUBDIVISION AT 5
WAINWRIGHT COURT. PROPOSED SPLIT OF ONE LOT INTO TWO LOTS.
Joseph Steiner, owner and applicant presented the split of his property into two lots. He has a
potential buyer that will build a ranch style home on the new parcel. All utilities are there. The
additional information requested at the last Planning Board meeting was submitted. The
survey with elevations and building setbacks was reviewed. The neighbors are in favor of the
new lot. A sidewalk waiver will be requested due to no existing sidewalks in the immediate
area. The front of the house faces west and the driveway is to be determined. There is a
request from the potential buyer for the home to be addressed as 11 Wainwright Court.

DETERMINATION
Based on the information presented to the Planning Board, a motion was made by Lawrence
Korzeniewski to recommend the approval of the Preliminary Plat Plan to the Town Board with one
condition:
1. Sidewalk waiver
Motion seconded by Stanley Keysa
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.
The Planning Board held its meeting at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York on the 19th day of June 2019 at 7:15 p.m. and there were

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

EXCUSED: NONE

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

PURPOSE OF MEETING:
IN THE MATTER OF THE STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) OF THE COMMERCIAL DEVELOPMENT
LOCATED AT 0 LANCASTER PKWY., S.B.L. 94.00-3-33.3

The Planning Board reviewed the Short Environmental Assessment Form on the 12,000 sq. ft. structure for small business/lease space matter with an item for item review and discussion of the project impact and magnitude as outlined on the Short Environmental Assessment Form entitled “Part 2 Impact Assessment” 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 4.5 acres.

The location of the premises being reviewed is 0 Lancaster Parkway, S.B.L. 94.00-3-33.3,
Lancaster, New York 14086, Erie County.

This project described as a commercial development on .80 acre physically disturbed area.

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

REASONS SUPPORTING RECOMMENDATION

1. Will the proposed action create a material conflict with an adopted land use plan or
   zoning regulations?
   **No impact**

2. Will the proposed action result in a change in the use or intensity of use of land?
   **No impact**

3. Will the proposed action impair the character or quality of the existing community?
   **No impact**

4. Will the proposed action have an impact on the environmental characteristics that
   caused the establishment of a Critical Environmental Area (CEA)?
   **The Town of Lancaster has not established a Critical Environmental Area (CEA).**

5. Will the proposed action result in an adverse change in the existing level of traffic or
   affect existing infrastructure for mass transit, biking or walkway?
   **No impact**

6. Will the proposed action cause an increase in the use of energy and it fails to
   incorporate reasonably available energy conservation or renewable energy
   opportunities?
   **No impact**
7. Will the proposed action impact existing:
   a. Public/private water supplies? **No impact**
   b. Public/private wastewater treatment utilities? **No impact**

8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? **No impact**
   Letter from the DEC of archeologically sensitive area was received.

9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?
   **No or small impact**
   Letter dated 5/31/19, Army Corp. of Engineers recommends a new wetland delineation. A permit from the Army Corp. of Engineers could be required.

10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?
    **No impact**

11. Will the proposed action create a hazard to environmental resources or human health?
    **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 KEYS II, 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.

JUNE 19, 2019
SITE PLAN REVIEW-PROJECT #1621, COMMERCIAL DEVELOPMENT, LOCATED AT 0 LANCASTER PARKWAY, S.B.L. 94.00-3-33.3, 12,000 SQ FT STRUCTURE FOR SMALL BUSINESS/LEASE SPACE ON A 1.5 ACRE OF LAND.

Michael Metzger of Metzger Civil Engineering explained that a wetland biologist will be taking a look at this site and provide information to the Army Corp. of Engineers and obtain a sign off or permitting as required. Wetland Delineation will need to come to the Town after being reviewed and could result in a permit from the Army Corp of Engineers or a change in the plans. SHPO was previously signed off on with the development of the industrial park. This information needs to be provided back.

Parking concerns will be looked at but is difficult to determine until tenants are obtained. Use permits will not be issued until reviewed and approved by Matt Fischione, Code Enforcement Officer.

DETERMINATION

Based on the information presented to the Planning Board, a motion was made by Rebecca Anderson to recommend the approval of the Site Plan to the Town Board with the following conditions:

1. Wetland Delineations requested by the Army Corp of Engineers be copied to the Town
2. Satisfy SEQR
3. Sign off from SHPO
4. Parking to comply with the Town Code and based upon occupancy

Motion seconded by Neil Connelly
Roll call as follows:
Chairman Connelly-Yes
Rebecca Anderson-Yes
Anthony Gorski-Yes
Joseph Keefe-Yes

Motion carried.
Planning Board Minutes
SEQR Review
June 19, 2019

The Planning Board held its meeting at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York on the 19th day of June 2019 at 7:25 p.m. and there were

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

EXCUSED: 
NONE

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

PURPOSE OF MEETING:
IN THE MATTER OF THE STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) OF THE
PARKER HANNIFIN EXPANSION
LOCATED AT 4087 WALDEN AVENUE

The Planning Board reviewed the Short Environmental Assessment Form on the
proposed 36,000 sq. ft. addition off the south side of the existing building with other
improvements including pavement and storm water facilities matter with an item for item
review and discussion of the project impact and magnitude as outlined on the Short
Environmental Assessment Form entitled “Part 2 Impact Assessment” 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 11.77 acres.

The location of the premises being reviewed is 4087 Walden Avenue, Lancaster, New York 14086, Erie County.

This project described as a 36,000 sq. ft. addition on 3.4 acres physically disturbed area.

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

**REASONS SUPPORTING RECOMMENDATION**

1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?  
   **No impact**
2. Will the proposed action result in a change in the use or intensity of use of land?  
   **No impact**
3. Will the proposed action impair the character or quality of the existing community?  
   **No impact**
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?  
   **The Town of Lancaster has not established a Critical Environmental Area (CEA).**
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?  
   **No impact**
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?  
   **No impact**
7. Will the proposed action impact existing:
   a. Public/private water supplies? **No impact**
   b. Public/private wastewater treatment utilities? **No impact**

8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?
   **No impact**

9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?
   **No impact**

10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?
    **No impact**

11. Will the proposed action create a hazard to environmental resources or human health?
    **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 KEYS A 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.

JUNE 19, 2019
AMENDED SITE PLAN REVIEW-PROJECT #3444, PARKER HANNIFIN EXPANSION, LOCATED AT 4087 WALDEN AVENUE. 36,000 SQ FT ADDITION OFF THE SOUTH SIDE OF THE EXISTING BUILDING WITH OTHER IMPROVEMENTS INCLUDING PAVEMENT AND STORMWATER FACILITIES.

Michael Metzger of Metzger Civil Engineers and Michael Peccia of Parker Hannifin presented the existing site of 11 acres with a 120,000 sq. ft. facility that is used for compressed air dryers and smoke eaters which are large pieces of equipment. The company has been consolidating to Lancaster. The parking to the front will remain and there will be three additional loading docks.

Storm water/drainage-The storm water detention pond will be reconfigured to work better with storm water quality measures and upgrades. A fire lane and turn around will be added to the site. Ed Schiller, Town Engineer discussed the runoff from the property needing to be treated. Oil and grease runoff needs to be addressed. The velocity of the flow in a heavy rain needs to be addressed.

Queuing lane-The two paved queuing lanes shown on the drawings along the south property line are in the side yard setback and would need to be relocated or granted a variance. The additional queuing areas are not vital to prevent back up. They will return to the Planning Board at a later date to have the queuing lanes reviewed.

Pre-engineered building-Even though this building is pre-engineered, it is time consuming and time sensitive.

DETERMINATION

Based on the information presented to the Planning Board, a motion was made by Joseph Keefe to recommend the approval of the site plan that does not include the two queuing areas on the south property line to the Town Board with one condition:

1. The developer will satisfy the engineers requests prior to Town Board approval

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.

SITE PLAN REVIEW-PROJECT #3310, COLIN M. HURD, INC., LOCATED AT 12 WENDLING COURT.

PROPOSED STORAGE PAD FOR OUTDOOR STORAGE.

John Lydon, Architect presented the 5,625 sq. ft. modification to the site. The stoned area is for the storage of the cable products which includes spools of cable. The detention pond will be reconfigured to accommodate the run off and will clean up the existing swales. There are no fences or dumpsters existing or proposed. The storage area is on the north side and out of the 10’ side yard setback. The driveway will be adjusted to meet code.
Determination
Based on the information presented to the Planning Board, a motion was made by Neil Connelly to table the project until the July 17, 2019 Planning Board meeting. Motion seconded by Joseph Keefe. 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 #1908, Clyde Mays 4-Lot Split Subdivision, Located at 0 Broadway, S.B.L. 117.00-1-26.14. South Side of Broadway and East of Ransom Road.
Anthony Pandolfo of Carmina Wood Morris presented the splitting of one residential lot into four parcels. Three of the parcels will be .9 acres each and one parcel will be 6.50 acres. The larger parcel will have a duplex built on it by the current owner and single family dwellings will be built on the smaller lots. The lots do not have sewer but do have municipal water. The NYS DOT will need to approve curb cuts and T-turn arounds are suggested for safety. This is not an archeologically sensitive area.
Drainage-This area sits quite low and will need fill to be brought in with an approved grading plan. Floodplain does need to be shown on the plans and does exist in the rear around the creek. A wetlands delineation is requested based on the existing conditions, soils and habitats. The drainage flows to the south and ends in Cayuga Creek. This will need a SEQR review.
Survey-The survey shows the property going back to the creek which is Cayuga Creek. Drainage from the front lots will run over the larger lot and an agreement to allow this will be needed. A setback greater than required by code was discussed and a sidewalk waiver. This is all vacant land and was not being farmed.

Determination
Based on the information presented to the Planning Board, a motion was made by Neil Connelly to table the project until the July 17, 2019 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 #1608, JAGG ELECTRIC & CONTROL, LOCATED AT 18 LANCASTER PARKWAY. 11,750 SQ FT SINGLE STORY METAL BUILDING ADDITION TO AN EXISTING OPERATING FACILITY ON A 2.5 ACRE PARCEL INCLUDES PARKING LOT EXPANSION, LIGHTING, DRAINAGE AND LANDSCAPING. NO IMPROVEMENTS TO CURRENT BUILDING UTILITIES.
Andrew Marino and Chris Streng presented the addition to the single story storage building. The zoning is Light Industrial and the parcel is in the cul de sac of the Industrial Park. The building will be sprinklered and 19 new parking spaces will be added for 19 new employees. The SEQR is still open and this addition was included in the original SEQR review.
The Engineers Report needs to be received by Ed Schiller, Town Engineer.

DETERMINATION
Based on the information presented to the Planning Board, a motion was made by Anthony Gorski to recommend approval of the site plan to the Town Board with two conditions:
1. All engineering concerns must be met prior to Town Board approval
2. Engineers Report must be received and approved by Ed Schiller, Town Engineer
Motion seconded by Joseph Keefe.
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 #9181, LORALL LAKE HOA-REAR YARD DRAINAGE EROSION CONTROL PLAN, LOCATED AT NORTHWEST CORNER OF NICHTER AND PAVEMENT ROAD.
INSTALLATION OF YARD DRAINS AND ASSOCIATED PIPING TO LORALL LAKE TO MITIGATE EXTENSIVE SAND EROSION FROM STORMWATER FLOWS BETWEEN THE RESIDENTIAL STRUCTURES.
Tim Lavocat, Engineer presented a plan to reduce the erosion problem at Lorall Lake. The water that was rushing down from the roadway to the beach will be captured in a series of yard drains. This will improve the water quality and mitigate the problem. Decorative river rock will be in the landscaped barrier and not impact the beach area. Improvement will be done on HOA property and will be maintained by the HOA. There is an adequate pitch for the lateral which runs under ground and is open ended. The swales in between the properties will need maintenance to guide the water and will need to be kept free of debris. The vacant lots have a proposed temporary barrier until they are developed. Some consideration will be given regarding the installation of a permanent barrier prior to the lots being built on. PIP is required even though this is on private property and the current SEQR is a type 2 action.

DETERMINATION
Based on the information presented to the Planning Board, a motion was made by Stanley Keysa to recommend the approval the project to the Town Board with two conditions:
1. PIP to be established
2. As built plan required
Motion seconded by Kristin McCracken.
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.

Other items discussed:
Update on 473 Aurora Street-The build out will continue as permitted. There will be no upstairs dining and that area will be kept open without the two apartments.

At 8:27p.m. a motion was made by Lawrence Korzeniewski and seconded by Joseph Keefe to adjourn the meeting. Motion carried.
MEMO

TO: Honorable Town Board
Town of Lancaster

FROM: The Town of Lancaster Planning Board

DATE: June 19, 2019

RE: Wainwright Court 2-Lot Subdivision

PROJECT#: 2702

LOCATION: 5 Wainwright Court

TYPE: Preliminary Plat Plan

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

CONDITIONS:
- Sidewalk waiver

COMMENTS: N/A

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

TO: Honorable Town Board
Town of Lancaster

FROM: The Town of Lancaster Planning Board

DATE: June 19, 2019

RE: Commercial Development

PROJECT#: 1621

LOCATION: 0 Lancaster Parkway S.B.L. 94.00-3-33.3

TYPE: Site Plan

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:
- Wetland Delineations requested by the Army Corp of Engineers to be copied to the Town
- Satisfy SEQR
- Sign off from SHPO
- Parking to comply with the Town Code and based upon occupancy

COMMENTS: N/A
MEMO

TO: Honorable Town Board
   Town of Lancaster

FROM: The Town of Lancaster Planning Board

DATE: June 19, 2019

RE: Parker Hannifin Expansion

PROJECT#: 3444

LOCATION: 4087 Walden Avenue

TYPE: Amended Site Plan

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:
   • The developer will satisfy the engineers requests prior to the Town Board approval

COMMENTS: N/A
MEMO

TO: Honorable Town Board
   Town of Lancaster

FROM: The Town of Lancaster Planning Board

DATE: June 19, 2019

RE: JAGG Electric Control

PROJECT#: 1608

LOCATION: 18 Lancaster Parkway

TYPE: Site Plan

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:
   • All engineering concerns must be met prior to the Town Board approval
   • Engineers Report must be received and approved by Ed Schiller, Town Engineer

COMMENTS: N/A
MEMO

TO: Honorable Town Board
    Town of Lancaster

FROM: The Town of Lancaster Planning Board

DATE: June 19, 2019

RE: Lorall Lake HOA

PROJECT#: 9181

LOCATION: Northwest corner of Nichter and Pavement Road

TYPE: Site Plan

RECOMMENDATION: Approval
    Roll call vote:
    Chair Connelly-Yes  Stanley Jay Keysa III-Yes
    Rebecca Anderson-Yes  Lawrence Korzeniewski-Yes
    Anthony Gorski-Yes  Kristin McCracken-Yes
    Joseph Keefe-Yes

CONDITIONS:
    • PIP to be established
    • As built plan required

COMMENTS: N/A