



Town of Lancaster

TOWN PLANNING BOARD

21 Central Avenue
LANCASTER, NEW YORK 14086

December 18, 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 December 18, 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,

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 18th day of December 2019 at 7:00 P.M. and there were present:

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

EXCUSED: Anthony Gorski, Member
Johanna Coleman, Town Supervisor

ALSO PRESENT: None

Town Board Members: None

Other Elected Officials: None

Town Staff: Ed Schiller, Engineering Consultant
Kevin Loftus, Town Attorney
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 Chair Connelly.

Minutes-A motion was made by Kristin McCracken to approve the minutes from the December 4, 2019 Planning Board meeting. Motion seconded by Joseph Keefe and unanimously carried.

**Town of Lancaster Planning Board
Communications-December 18, 2019**

- 12.18.01 Letter dated 11/26/19 from Ed Schiller, Town Engineer, with comments regarding 3-Lot Subdivision, Westwood at Townline.
- 12.18.02 Copy of resolution adopted by Town Board on 12/02/19 approving the amended preliminary plat for Hamlet Meadows Subdivision.
- 12.18.03 ZBA minutes from 12/12/19.

A Planning Board Work Session is scheduled for January 22, 2020 at 6:30 p.m. with Gary Jason and representatives of the Lancaster Speedway. Public Notification will be needed.

ZONING UPDATE DISCUSSIONS

Comments have been added to the Draft for review tonight. After tonight's review the draft should go back to Wendy Salvati and Chuck Malcomb for editing. There will be a Public Hearing held and the Planning Board would like one last chance to review before Town Board approval.

Chapter 50-25 under intent the following will be added; Designs that incorporate open spaces and other amenities to ensure compatibility of development with the surrounding environment.
McCracken.

Commercial Uses-No revisions

General Provisions and the Subdivision Packet will be added to the Town code possibly as chapter 11 or 12. Word Document has been requested from Chuck Malcomb so that Ed Schiller, Town Engineer, changes can be made.

Chapter 50-15 MFMU-A1 intent strike the question from the draft copy

Chapter 17 D paragraph 2-text should state in it's entirety.

Chapter 50-17 D chain linked fence topped with barbed wire to be edited.

Remove references on Page 30

Farm-A farm is not limited to 5+ acres lots. The harboring of a large animal is restricted to a 5+ acres lot such as a horse.

Chapter 50-18 Length of a Special Use Permit can vary currently. Should the length be uniform for all Special Use Permits?

Chapter 50-25 Review the size of buffer and provide clarification between a small and large waterway. There are water courses in the Town of Lancaster that have been modified.

Business & Industrial Districts Chapter 50-29 Off Street parking on page 70

Storm Water –Maintenance and repair responsibility of the Town needs to be changes in Chapter 50-62 and no definition of critical facilities is needed.

Schedule A –Insert into the specific code which it regulates.

Broadway is not listed in the code under the minimum building lines but is mentioned separately with a 100' right of way.

General consensus is that the code turned out very well and at this time it should be reviewed by code professionals and edited accordingly.

Reminder that the next Planning Board meeting will be on January 8, 2020.

At 7:54 p.m. a motion was made by Lawrence Korzeniewski and seconded by Stanley Keysa to adjourn the meeting. Motion carried.