June 17, 2020

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

Town Board Members: Ronald Ruffino, Sr., Supervisor  
                    Adam Dickman  
                    Robert Leary  
                    David Mazur

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 17, 2020. 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 via Teleconference Bridge, on the 17th day of June 2020 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: David Mazur, Councilmember

ALSO PRESENT: None

Town Board Members: None

Other Elected Officials: None

Town Staff: Ed Schiller, Engineering Consultant
            Emily Orlando, Deputy 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 June 3, 2020 Planning Board meeting with the correction to the spelling of James Ostroff. Motion seconded by Rebecca Anderson and unanimously carried.
TOWN OF LANCASTER PLANNING BOARD

COMMUNICATIONS - JUNE 17, 2020

6.17.01 SEQR response dated 5/26/20 from NYS DEC regarding Orville's Warehouse addition.

6.17.02 Notice of SEQR review on 6/17/20 for Orville's Warehouse addition.

6.17.03 SEQR response dated 6/03/20 from Erie County Department of Sewerage Management regarding Orville's Warehouse addition.

6.17.04 Memo dated 6/03/20 from Michelle Barbaro, Park Crew Chief, indicating no issues with the Orville's Warehouse addition.

6.17.05 Letter via email dated 6/03/20 from Matt Fischione, Code Enforcement Officer, with comments regarding 52 Freeman Rd., National Fuel project.

6.17.06 Letter dated 6/12/20 from James Ostroff, with comments in opposition to the proposed Stutzman subdivision.

6.17.07 Letter dated 6/12/20 from Jennifer Tulumello, 7 Stutzman Rd., with comments in opposition to the proposed Stutzman subdivision.

6.17.08 Petition with letter and supporting pictures signed by adjacent residents voicing opposition to the proposed Stutzman subdivision.

6.17.09 Copy of resolution dated 6/01/20 approving the Peppermint Rd. 4 lot subdivision, with one condition (sidewalks waived)

6.17.10 Copy of resolution dated 6/01/20 approving site plan for a 6600 sq. ft. addition at Basil Chevrolet.

6.17.11 Zoning Board minutes from the meeting of 6/11/20.
Planning Board Minutes
SEQR Review
JUNE 17, 2020

The Planning Board held its meeting via Teleconference Bridge on the 17th day of June 2020 at 7:04 p.m. and there were

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

EXCUSED:
DAVID MAZUR, COUNCILMEMBER

ALSO PRESENT:
MATTHEW FISCHIONE, CODE ENFORCEMENT OFFICER
EDWARD SCHILLER, ENGINEER, WM. SCHUTT & ASSOC.
EMILY ORLANDO, DEPUTY TOWN ATTORNEY
CYNTHIA MACIEJEWSKI, RECORDING SECRETARY

PURPOSE OF MEETING:
IN THE MATTER OF THE STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) OF THE ORVILLE’S WAREHOUSE
LOCATED AT 3979 WALDEN AVENUE

The Planning Board reviewed the Short Environmental Assessment Form for a 33,150 sq ft. ONE STORY METAL BUILDING ADDITION 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 9.2 acres.

The location of the premises being reviewed is 3979 Walden Ave., Lancaster, New York 14086, Erie County.

This project described as a 33,150 sq. ft. addition on a 2.7 acre physically disturbed area.

THE FOLLOWING MOTION TO OFFER A NEGATIVE DECLARATION WAS OFFERED BY MEMBER GORSKI, WHO MOVED ITS ADOPTION, SECONDED BY MEMBER KEYS.

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 cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? No impact. Encourage the developer to install roof top solar in the future.

6. Will the proposed action impact existing:
   a. Public/private water supplies? No impact
   b. Public/private wastewater treatment utilities? No impact

7. Will the proposed action impair the character or quality of important historic, archeological, 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, flor or 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:

<table>
<thead>
<tr>
<th>Name</th>
<th>Vote</th>
</tr>
</thead>
<tbody>
<tr>
<td>REBECCA ANDERSON, PLANNING BOARD MEMBER</td>
<td>VOTED YES</td>
</tr>
<tr>
<td>ANTHONY GORSKI, PLANNING BOARD MEMBER</td>
<td>VOTED YES</td>
</tr>
<tr>
<td>JOSEPH KEEFE, PLANNING BOARD MEMBER</td>
<td>VOTED YES</td>
</tr>
<tr>
<td>STANLEY JAY KEYSA III, PLANNING BOARD MEMBER</td>
<td>VOTED YES</td>
</tr>
<tr>
<td>LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER</td>
<td>VOTED YES</td>
</tr>
<tr>
<td>KRISTIN MCCRACKEN, PLANNING BOARD MEMBER</td>
<td>VOTED YES</td>
</tr>
<tr>
<td>NEIL CONNELLY, PLANNING BOARD CHAIRMAN</td>
<td>VOTED YES</td>
</tr>
</tbody>
</table>

The Motion to recommend was thereupon adopted.

June 17, 2020

No representatives present for the meeting.
Additional documents were received by the Building Department late on 6/17/20.
No time to review documents or SEQR responses.
No action taken.
Other items discussed:

Matt Fischione, Code Enforcement Officer, stated that he is concerned about news regarding the 3 lot split at Nichter and Pavement Rd. A portion may be sold off. Mr. Fischione advised not to parcel off until permission is given. The same developer is intending to enlarge the parking area at 473 Aurora Street. Mr. Fischione will further investigate these actions.

There are training opportunities for Solar and Energy Storage through One Region Forward. It is a good idea to brush up on this with the upcoming NYSEG project in the Village of Lancaster and probability that a Solar project will be submitted.

The Public Hearing scheduled in March for the Zoning Code Draft has not been rescheduled. A refined edition will be reloaded on the website for review. One fine point is the input needed from first responders regarding battery storage and the safety concerns. Developers could be required by code to provide bonds for projects to be used if the project is not completed or need to be decommissioned.

At 7:17 p.m. a motion was made by Kristin McCracken and seconded by Anthony Gorski to adjourn the meeting. Motion carried.