July 15, 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 July 15, 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,

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 Zoom, on the 15th day of July 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  
Kristin McCracken, Member (7:12p.m.)

EXCUSED:  
Lawrence Korzeniewski, Member

ABSENT:  
None

ALSO PRESENT:  
None

Town Board Members: Councilman David Mazur

Other Elected Officials: None

Town Staff:  
Emily Orlando, Deputy 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 Chair Connelly.

Minutes-A motion was made by Joseph Keefe to approve the minutes from the June 17, 2020 Planning Board Meeting. Motion seconded by Rebecca Anderson and unanimously carried.
TOWN OF LANCASTER PLANNING BOARD

COMMUNICATIONS LIST - JULY 15, 2020

7.15.01 Copy of resolution issued by Town Board on 6/15/20 adopting the Final Scope for the Draft Environmental Impact for the Stutzman Rd. project proposed by Natale Builders.

7.15.02 Copy of resolution adopted by Town Board on 6/15/20 granting renewal of Special Use Permit for 57 Gunnville Rd. (Lancaster Speedway) with 5 conditions.

7.15.03 Copy of resolution adopted by Town Board on 6/15/20 approving the 2-lot minor subdivision at Broadway and Sawgrass.

7.15.04 Letter dated 6/25/20 from Matt Fischione, Code Enforcement Officer, with comments regarding site plan for Commerce Heritage, 0 Walter Winter Dr.

7.15.05 Letter dated 6/17/20 from Orville's in response to comment letters from Matt Fischione, Code Enforcement Officer, and Ed Schiller, Town Engineer.

7.15.06 Letter dated 6/25/20 from Matt Fischione to William Tuyn, Forbes Homes, with comments regarding the sketch plan application for the Fieldstream Subdivision.


7.15.08 Responses dated 6/17/20 to comment letters from Matt Fischione (5/07/20) and Ed Schiller (5/13/20) from Orville's.

7.15.09 Emails and responses in regards to a 280 sq. ft. building at Robert James Sales.

7.15.10 Letter dated 7/08/20 from Ed Schiller, Town Engineer, with comments regarding Orville's Appliance addition.

7.15.11 Letter dated 7/08/20 from Ed Schiller, Town Engineer, with comments regarding Commerce Heritage, 0 Walter Winter Dr.

7.15.12 Letter dated 10/28/14 from NYS Office of Parks, Recreation, and Historic Preservation, indicating the property at 0 Walter Winter Dr. will have no impact on archaeological and/or historic resources.

7.15.13 Email letter dated 7/09/20 from Matt Fischione, Code Enforcement Officer, indicating a lack of completed LOMR documents regarding Pleasant Meadows
Phase 7, Cove Creek, and Juniper Townhomes.

7.15.14 Zoning regulation tables of various communities created by Wendy Salvati.

7.15.15 Letter dated 7/10/20 from Matt Fischione, Code Enforcement Officer, with comments regarding incomplete or inaccurate engineering information for Orville's.

7.15.16 Revised elevations and responses to Matt Fischione's comment letter of 6/25/20 from Churchill Architectural for the property at 0 Walter Winter Dr.

7.15.17 Letter dated 7/09/20 from Tom Ferry that includes a timeline for the property at 272 Nichter Rd. and requests approval to develop Lot #1 on Nichter Rd., 75' by 150', and leave a determination for lots #2 and 3 for future discussion.

7.15.18 Letter dated 7/13/20 from Matt Fischione, Code Enforcement Officer, with comments regarding 9 Lancaster Parkway.

7.15.19 Email exchange dated 7/13/20 between Matt Fischione, Code Enforcement Officer, and Andrew Marino, Tredo Engineers, representing Orville's, in regards to information needed to be included on the 8/05/20 Planning Board agenda.

7.15.20 ZBA minutes from the meeting of 7/09/20.

7.15.21 Copy of resolution adopted by Town Board on 7/06/20 that extends for up to 120 days Building Permits issued before 3/07/20 and local ZBA and Planning Board active approvals issued before 3/07/20.

7.15.22 Copy of resolution adopted by Town Board on 7/06/20 appointing Anthony Gorski a member of the Planning Board from 1/01/20 to 12/31/20.

7.15.23 Letter dated 7/15/20 from Ed Schiller, Town Engineer, with comments regarding 9 Lancaster Parkway, commercial development.

7.15.24 Letter from Barbara Robinson dated 7/15/20 regarding 272 Nichter Road.
SKETCH PLAN REVIEW - PROJECT #2020, FIELDSTREAM SUBDIVISION, S.B.L. #116.00-2-24.1, LOCATED AT 6061 BROADWAY. DEVELOPMENT OF A 52+/- LOT SINGLE FAMILY DETACHED RESIDENTIAL SUBDIVISION ON 50 ACRES OF BACKLAND, FRONTING ON WILLIAM STREET BEHIND THE LANCASTER COUNTRY CLUB GOLF COURSE.

Bill Tuyn of Forbes Homes presented the sketch plan for 52 lots that is a 53 lot split subdivision of single family homes as per the current zoning. The AG district ends several hundred feet east of this parcel. The parcel to be purchased is 50 acres and the development uses approximately 40% of the lot. The subdivision layout avoids the wetlands and the floodplain.

Engineering: The storm water detention is in the center of the site and discharges to the north end. To the south is a buffer for the wetlands that will need to be monumented. The water sheet flows into the creek as it leaves the site. There is a two foot drop off at the creek and an area that can be converted into a conservation area or donated to the Town of Lancaster, dependent on the Town’s wishes. The wetland to be filled in for lots #12-17 will be mitigated on site or an adjacent property.

Sewers: Connection to the sewer will be down William Street and at Avian Way.

Traffic: The DOT notes concerns at 100 trips per hour and this project is projected to have 52 trips at rush hour. Traffic at Transit and William is a major concern and the cumulative effect of additional residences is what will push it over the tipping point. Although the traffic is not intrusive it does have a significant impact on the area. A traffic study is warranted for this development. There is an offset intersection of Avian Way and the driveways on the north side of William Street.

Soil integrity: The soils in this area are not conducive to building. Foundations are likely to fill with water unless building occurs during a dry spell like this summer.

There is a concern of the lights of cars not being blocked as they exit Summerfield Farms. The backlands could be added to lots 15 & 16. The access point would be used to provide access to the highway department. Sidewalks will be provided at the front of all lots and T-turn around driveways will be provided for safer exit. The presentation was thorough but and the Planning Board needs more time to review.

DETERMINATION
Based on the information presented to the Planning Board, a motion was made by Joseph Keefe to table the Sketch Plan. Motion seconded by Rebecca Anderson.
Roll call as follows:
Motion carried.
Motion amended to state the return meeting date as August 5, 2020.
Roll call as follows:
Chairman Connelly-Yes
Rebecca Anderson-Yes
Anthony Gorski-Yes
Joseph Keefe-Yes
Stanley Jay Keysa III-Yes
Lawrence Korzeniewski-Excused
Kristin McCracken-Yes

SITE PLAN REVIEW-PROJECT #8776, COMMERCE HERITAGE, S.B.L. #105.00-1-19, 105.00-1-4.5 & 105.00-1-24. CONSTRUCTION OF A 271,000 SQ. FT. MANUFACTURING WAREHOUSE AND ASSOCIATED INFRASTRUCTURE.

Jim Churchill and Mike Metzger presented the site plan with a revised elevation plan. The Lancaster facility will receive mining and refining equipment manufactured in Cheektowaga and process the items for shipment. The goal is to occupy the building in July 2021 and this will be an LIDA project.

Landscape plan-The plan is very detailed with many native species. The plan keeps the building shielded from the Heritage Trail. Permission is requested to begin a limited clearing of the land due to the density of the lot.

Drainage plan-The wetlands drain into the stream and a habitat of spring peepers. Every effort will be made to not affect the spring peepers with too much or too little water.

Dumpster-A dumpster will be provided in the loading dock area.

Lighting-All lighting will be down lighting and not intrude onto other properties or the bike path.

Rail line-Some product is packaged into shipping containers and is sent out via railway and then overseas.

Engineering-A comment letter was sent by Ed Schiller, Town Engineer, and the items are being addressed. The Village of Lancaster needs to be notified for SEQR review which will be scheduled for August 5, 2020. The Army Corp of Engineers requested off site mitigation and the wetlands will be mitigated to the south where the site naturally drains to.
There is no preference for the addressing of the parcel.
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 the following condition:
   1. Engineering comments need to be addressed and specifically, assurance that the wetlands are mitigated.
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-Excused
Kristin McCracken-Yes
Motion carried.

Other items discussed:
Letter of map revision for Juniper was discussed. Building permits cannot move forward until the Flood Development permit is issued. The Elevation certificate needs to be revised due to the pond being located in the floodway. A violation was sent for the encroachment into the floodway. When FEMA regulations are not followed, projects are held up and the Town can be penalized. In this particular situation the land that needs to be measured can still be in its current state. Windsor Ridge had a similar situation that affected two townships.

Orville’s information was just received and had been incomplete. That is why they were not in front of the Planning Board tonight and will not be until the information is complete.

Antibody testing is available tomorrow at the Senior Center.

The August 5, 2020 Planning Board meeting is tentatively scheduled to be in person at the Town Hall.

At 8:03 p.m. a motion was made by Anthony Gorski and seconded by Stanly Keysa to adjourn the meeting. Motion carried.
Town of Lancaster
TOWN PLANNING BOARD
21 Central Avenue
Lancaster, New York 14086

MEMO

TO: Honorable Town Board
    Town of Lancaster

FROM: The Town of Lancaster Planning Board

DATE: July 15, 2020

RE: Commerce Heritage

PROJECT #: 8776

LOCATION: S.B.L. #105.00-1-19, 105.00-1-4.5 & 105.00-1-24

TYPE: Site Plan Review

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

CONDITIONS: Engineering comments need to be addressed and specifically, assurance that the wetlands are mitigated.

CONCERNS: N/A