



Town of Lancaster

TOWN PLANNING BOARD
21 Central Avenue
Lancaster, New York 14086

June 2, 2021

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
Mike Wozniak

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 2, 2021. 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,

A handwritten signature in cursive script that reads "Neil R. Connelly".

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 Town Hall, 21 Central Avenue, Lancaster, NY, on the 2nd day of June 2021 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: Councilman Mike Wozniak
Councilman Dave 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 7:00p.m.

Pledge of Allegiance led by Chair Connelly.

Minutes-A motion was made by Anthony Gorski to approve the minutes from the May 19, 2021 Planning Board Meeting with the change of the name on the Approval Memo for Lancaster Pony Baseball League Storage Shed. 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-Abstain

Motion carried.

TOWN OF LANCASTER PLANNING BOARD
COMMUNICATIONS FOR JUNE 2, 2021

- 6.02.01 Letter dated 5/27/21 from Sarah Zdziebko expressing concerns regarding the proposed Pleasant View Gardens Apartments at Pleasant View and Pavement.
- 6.02.02 SEQR response dated 5/24/21 from the Erie County DPW indicating no issues regarding the project at the Angry Buffalo, Wehrle Dr.
- 6.02.03 SEQR response dated 5/24/21 from the Erie County DPW with comments regarding the proposed Car Wash at Walden Ave. and Central Ave.
- 6.02.04 SEQR response dated 5/19/21 from the Erie County Department of Environment and Planning with comments regarding the proposed Pleasant View Gardens Apartments.
- 6.02.05 Letter dated 5/25/21 from Matt Fischione, Code Enforcement Officer, with comments regarding the proposed Pavement Rd. Storage Facility.
- 6.02.06 Letter and petition signed by over 150 residents voicing their opposition to the proposed Pleasant Gardens Apartments at Pleasant View and Pavement.
- 6.02.07 Letter dated 5/24/21 from Dan Amatura, Highway Superintendent, indicating no comment regarding the amended site plan for Greenfield Health and Rehab Center.
- 6.02.08 Letter dated 5/21/21 from Michele Barbaro, Park Crew Chief, indicating no issues with the amended site plan for Greenfield Health and Rehab Center.

**SITE PLAN REVIEW-PROJECT #2107, PAVEMENT ROAD STORAGE FACILITY,
S.B.L. #94.00-3-15.22, EAST SIDE OF PAVEMENT ROAD AT PLEASANT VIEW DRIVE.
2 @ 1 STORY STORAGE BUILDINGS, TOTAL 26,000 +/- SQ FT AND PAVED SURFACE PARKING
ON 1.76 ACRE VACANT PARCEL.**

Andrew Marino of Tredo Engineers discussed the site plan which has not changed since last presented. A Special Use Permit application has been submitted and may be withdrawn due to the tenant that is now associated with the project. Semi-trailers will not be allowed on site and only emergency personnel will be allowed to use the rear entrance through an access agreement which needs to be a condition of the Planning Board's recommendation to the Town Board.

Engineering- The Storm Water Agreement needs to be submitted. Building downspouts will be connected to a collection system. The system will be filtered through sand and is less expensive but very effective. No changes have been made to SWPPP. SEQR review still needs to be conducted for this project. The sewer trunk line will be located under the driveway rather than the building.

Fence- A security fence was requested by the Lancaster Police and Recreation Department. The proposed fence will return to the sites tenants and encompass both buildings on the site plan. The fence will not secure the Town's property.

Tenants- There will be a deed restriction for tenants not to use the rear entrance. It is likely that if semi's do come to deliver, that they will use the entrance to 525 Pavement Road and will become a police issue. The loading spaces were a concern for this project but do meet code. Councilman Wozniak would like the pending issues handled at the Planning Board level and if the easement approval is not supplied, it would not be approved by the Town Board.

DETERMINATION

Based on the information presented to the Planning Board, a motion was made by Chair Connelly to table the project until the July 7, 2021 Planning Board meeting. Motion seconded by Kristin McCracken.

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.

Other items discussed:

Councilman Mazur, Planning Board Member Keefe and Chair Connelly visited the Clarence Planning Department to discuss their Green Print Program. The Town of Clarence bonded \$12.5 million over a period of time to fund the project which can purchase development rights and properties. It is unclear if this is right for Lancaster but a committee to review the program could be formed to give a recommendation. The program can help to limit development, save farmland and save green space. Possible membership of the committee could include a Planning Board member, a Town Board member, Town Engineer, a member of the community and a stakeholder.

A land inventory would need to be conducted to find property owners to approach. Letters of interest would next be sent. The process does seem labor intensive and may require a part time position to be created. Chair Connelly will attend the July 5th Town Board Work Session to discuss with the Town Board. Before the meeting, Bernie Rotella, grant writer, will be approached regarding possible grants available to fund the program.

There is currently an acquisition law that does allow for conversation with land owners and the process to follow.

MaryJo Balducci owns a lot adjacent to Westwood Park and has expressed interest in selling to the town. This may be a good opportunity to look into.

Model Concept Plan- Chair Connelly will be submitting a Concept Plan for review. The code would be a guide for what is required to submit to the Planning Board for a Concept Plan Review. Concept plans are good to open up the lines of communication but are not the place for giving advice or to act as an applicant's design professional.

Motion made by Joseph Keefe to adjourn the meeting in memory of Thomas Ryan. Motion seconded by Stanley Keysa. **Motion carried**

Motion made by Kristin McCracken at 8:10 p.m. and seconded by Joseph Keefe to adjourn the meeting. **Motion carried.**