



Town of Lancaster

TOWN PLANNING BOARD
21 Central Avenue
Lancaster, New York 14086

August 4, 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 August 4, 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 4th day of August 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: Councilman Mike Wozniak

ABSENT: None

ALSO PRESENT: None

Town Board Members: 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.

Roll Call of Planning Board Members

Chairman Connelly-Present

Rebecca Anderson-Present

Anthony Gorski-Present

Joseph Keefe-Present

Stanley Jay Keysa III-Present

Lawrence Korzeniewski-Present

Kristin McCracken-Present

Minutes-A motion was made by Kristin McCracken to approve the minutes from the July 21, 2021 Planning Board Meeting. Motion seconded by Anthony Gorski and unanimously carried.

Congratulations to Member Korzeniewski for being awarded the AFC Award – Attorney for the Child Award.

TOWN OF LANCASTER
PLANNING BOARD COMMUNICATIONS
8/04/21

- 8.04.01 Letter dated 7/21/21 from Dan Amatura, Highway Superintendent, indicating no comment regarding Site Plan for Raw Rutes, LLC, 4266 Walden Ave.
- 8.04.02 Letter dated 7/21/21 from Dan Amatura, Highway Superintendent, indicating no comment regarding Revised Site Plan for AC Power 14, Gunville Rd.
- 8.04.03 Letter dated 7/22/21 from Dan Amatura, Highway Superintendent, indicating some issues regarding the Site Plan for 9 Division St.
- 8.04.04 Three memos from the Lancaster Police Department indicating no objections to Projects 6125, 2836, 2127.
- 8.04.05 Memo dated 7/22/21 from Michelle Barbaro, Park Crew Chief, indicating no issues with the Site Plan for 9 Division St.
- 8.04.06 Letter dated 7/22/21 from Matt Fischione, Code Enforcement Officer, to Brian Kulbacki, indicating an incomplete application that cannot be processed.
- 8.04.07 Letter dated 7/28/21 from Ed Schiller, Town Engineer, with comments regarding the Site Plan amendment for Greenfield Parking Lot Expansion.
- 8.04.08 Letter via email dated 7/26/21 from Ed Schiller, Town Engineer, to Planning Board members, with information regarding the NYSDOT position regarding the proposed Car Wash at Walden and Central Avenues.
- 8.04.09 Article from the 7/28/21 Amherst Bee regarding the protection and preservation of farmland. (Sent from Georgia L. Schlager)
- 8.04.10 Letter from Supervisor Ron Ruffino asking for input regarding the town's position regarding 5G.
- 8.04.11 Memo dated 7/15/21 from Kevin Loftus, Town Attorney, with attached EAF's for Heritage Trail Resurfacing and Inclusive Playground Equipment at Westwood Park grants.
- 8.04.12 Letter dated 8/3/21 from NYS DEC regarding A&M Industries (Raw Rutes), 4266 Walden Avenue.

8.04.13 Letter dated 8/3/21 from NYS DEC regarding Division Street Minor Subdivision.

SITE PLAN REVIEW-PROJECT #4163, GREENFIELD HEALTH AND REHAB CENTER LOCATED AT 5949 BROADWAY. PARKING LOT IMPROVEMENTS. RESURFACE THE FRONT PARKING LOT AND ADD ADDITIONAL PARKING SPACES.

Nick Kwasniak of Greenfield's discussed the drainage changes that have been approved by Ed Schiller, Town Engineer which include the addition of 2 catch basins.

DETERMINATION

Based on the information presented to the Planning Board, a motion was made by Joseph Keefe to recommend approval of the project to the Town Board. 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.

DISCUSSION-PROJECT #1920, CAR WASH AT WALDEN AND CENTRAL, S.B.L. #104.34-2-38.1 AND 104.34-2-36.1

NYS DOT - Ed Schiller, Town Engineer has spoken with Ed Rutkowski, NYS DOT regarding access to the project. The DOT is not in favor of access onto Walden Avenue. If access is allowed onto Walden, it is likely to be right turn out only. When a property is redeveloped the DOT has the right to reevaluate and remove current access. The site currently has access from Walden and Central Avenue. There is a paper street to the north of the site that is owned by the Town of Lancaster and could be used as an entrance to the car wash. If the paper street, Remwood, were developed and used as an access, the DOT would close the Walden Avenue access to the site. Customers would then enter and exit from Central Avenue. The access changes considered for this project would reverse the circulation on site and improve the safety issues. 371 Central Avenue is owned by NOCO but the driveway for 371 Central Avenue is on town property. The property owners of Argus Tax, 3630 Walden Avenue have traffic concerns and have spoken with NOCO representatives. The merge lane on Central Avenue ends south of Remwood.

Carwash passholders – The applicant stated that their passholders generally avoid busy times at the car wash but there is no evidence of that being true. There is an app that tells you how busy a business is and could be helpful to customers.

Zoning – The parcel is properly zoned for the car wash and also could be used for a gas station or car sales.

Traffic - Amherst has a similar car wash operating at Main & Youngs for comparison purposes,

but is not located at an intersection as congested as Walden and Central. The Lancaster Delta Sonic has had a number of accidents and a traffic signal will be installed. Traffic concerns regarding Tim Horton's at the corner of Walden and Central came to fruition after the business opened and a repeat of those hazards at the northeast corner cannot be allowed.

GENERAL DISCUSSION- PROJECT #2836, 9 DIVISION STREET, SINGLE FAMILY DWELLING.

The land at 9 Division is being cleared of trees and the fear of neighbors is that the owner will bring his business to the site. This lot was split into two lots and there was a neighbor dispute regarding the property line that has been worked out. This is at a dead end street and poses some issues for the highway department. The permit will be for a single family dwelling and the style of house is unique but one that could be used in a flood plain situation with break-away walls. The wetlands are well behind the building line and the creek does create an archeologically sensitive area. The property is zoned Multi Family-Mixed Use and with a Special Use Permit specified businesses are allowed.

Other items discussed:

The possibility of 5G coming to Lancaster was discussed. The model law is in place for 5G and the units would be put in the road right of way. Some major cities and sports arenas have been equipped with the 5G. Syracuse has had equipment installed in some areas which will increase band width which provides convenience. There are multiple levels of transmission within 5G. Some people do fear negative health effects from the 5G usage but the FCC has studied this and states that the danger is at a safe level. Through proper positioning, the installer can make the unit safer and ensure safety. 6G is already being tested and the technology seems to be modified every 10 years. Currently the fees per unit are a hindrance for 5G companies to proceed with the approval process.

The Balducci property on Pavement Road was suggested to the Town Board and the possibility of using recreational filing fees was discussed. A committee to study other property purchases such as the 45 acre lot next to Variety Club needs to be addressed. This lot could be developed as a recreational property.

The Pleasant View Drive sidewalks grant application was not approved to be submitted. The Planning Board was never brought into the discussion for review. The installation of sidewalks should be the responsibility of the developer and if installed should be consistent in an area. The Comp Plan provides a complete streets plan to be reviewed.

Truck Route – The truck route project is moving forward and through enforcement will relieve roads that cannot handle the truck traffic.

Stutzman Road – A public hearing will be held for a no left turn sign to be installed on Stutzman Road at Pleasant View Dr. A traffic study showed the number of vehicles that use the street as a cut through and the no left turn would be between the hours of 3pm-6pm.

William Street upgrade is ongoing with the Autumnwood Phase 2 having been approved and Fieldstream Subdivision under review.

Apartments at Pleasant View and Pavement Road - Elliot Laskey is moving forward with the plan and will reach out to residents. Access onto Pavement Road is too dangerous and only one entrance/exit is required by code. Middlebury access could be eliminated and only Pleasant View Dr. be used for the apartments.

Motion made by Chair Connelly at 8:16p.m. and seconded by Lawrence Korzeniewski 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: August 4, 2021

RE: Greenfield Health and Rehab Center

PROJECT #: 4163

LOCATION: 5949 Broadway

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-Yes

Kristin McCracken-Yes

CONDITION: N/A

CONCERNS: N/A