

Town of Lancaster

TOWN PLANNING BOARD

21 Central Ave.

Lancaster, NY 14086

July 6, 2022

Planning Board Members: Neil Connelly, Chair
Rebecca Anderson
John Copas
Anthony Gorski
Joseph Keefe
Lawrence Korzeniewski

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

Engineering Consultant: Ed Schiller, Wm. Schutt & Associates

Town Attorney: Thomas E. Fowler, Jr.

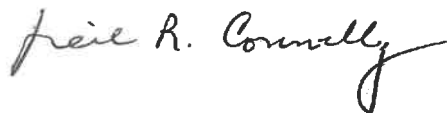
Town Highway Superintendent: John Pilato

Building and Zoning Inspector: Matthew Fischione

Ladies/Gentlemen:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held July 6, 2022. 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, Chairman

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 6th day of July 2022 at 7:00 P.M. and there were:

PRESENT: Neil Connelly, Chairman
Rebecca Anderson, Member
Joseph Keefe, Member
Lawrence Korzeniewski, Member

EXCUSED: Anthony Gorski, Member

ABSENT: John Copas, Member

TOWN STAFF: Emily Orlando, Deputy Town Attorney
Ed Schiller, Town Engineer, Wm. Schutt & Associates

Meeting called to order by Chair Connelly at 7:00 P.M. Pledge of Allegiance led by Chair Connelly.

Roll Call of Planning Board Members:

Chair Connelly - Present	Rebecca Anderson - Present
John Copas - Absent	Anthony Gorski - Excused
Joseph Keefe - Present	Lawrence Korzeniewski - Present

Minutes - A motion was made by Joseph Keefe to approve the minutes from the June 15, 2022 Planning Board meeting. Motion seconded by Lawrence Korzeniewski. Motion carried unanimously.

Lancaster Pony Baseball Storage Shed Revised Location

This project had been previously approved. Only the location is changing, to the west side of the existing garage. This is a Type 2 action and will not require SEQ. Ed Schiller, Town Engineer, indicated that there are no problems involving the location change.

A motion was made by Chair Connelly to approve the location change of the storage shed. Seconded by Lawrence Korzeniewski. Motion carried unanimously.

Public Hearing Scheduled for 7:05 P.M.

The Planning Board held a Public Hearing to hear all interested parties regarding Project 2020 Fieldstream Subdivision on the north side of William St. east of Bowen. This is a 52 lot subdivision that will be served by a new public roadway.

NAMES OF PERSONS ADDRESSING THE PLANNING BOARD;

John Haumesser, 173 Siebert Rd., Opponent: Concerns included the exacerbation of already existing traffic issues on and near William St. and will not be appropriate for this area and can be especially difficult when buses and vehicles are brought in by the William St. School.

Anthony Pandolfe, Carmina Wood Design, Proponent

A motion was made by Chair Connelly to close the Public Hearing at approximately 7:12 P.M. Seconded by Rebecca Anderson. Motion carried unanimously.

It was noted by Member Anderson that the closing of the Public Hearing does not preclude the opportunity for further public comment in writing.

Preliminary Plat Review - Project 5550 William St., Minor Subdivision

This is a lot split for a single family dwelling, subdividing one small building lot from a larger piece of vacant land. Lucas James bought this lot for his own residence. This subdivision split will rectify the illegal creation of a parcel on 3/05/18. The project will require a Public Hearing and SEQR before it can be recommended for approval.

Motion made by Chair Connelly to table the project to a future meeting. Seconded by Joseph Keefe. Motion carried unanimously.

A motion was made by Chair Connelly to set a Public Hearing for August 3, 2022 at 7:05 P.M. Seconded by Rebecca Anderson. Motion carried unanimously.

Rezone Petition 6218 Broadway

This is a request to rezone the property from AR to LC in order to construct a small commercial building to use for the storing of automobiles. Christopher Saeli, Esq. and Jim Spritz, Architect, representing petitioner Kyle Banasik, indicated it would be an 8000 sq. ft. building to help store and secure high end vehicles. There is the possibility of utilizing the space for a showroom type situation, but not for car shows. Mr. Saeli noted that the benefit to the town would come from utilizing now vacant space, gaining of tax revenues, and the fact that it would be fully landscaped. There would be no repairs or sales on site. A retention pond will be necessary. A variance will be required but this could be avoided by changing the orientation of the building. The Town Board would need to set a Public Hearing.

Motion made by Chair Connelly to table the project to a future meeting. Seconded by Lawrence Korzeniewski. The petitioners would look into modifying their plan to eliminate the need for a variance. Motion carried unanimously.

Rezone Petition for O Broadway

This is a request to rezone approximately 44 acres of property from AR to GC. Michael Metzger, Metzger Engineering, representing the petitioner Mike Carroll, indicated that once rezoned, a 6000 sq. ft. office and storage building would be built to use as a business office and storage area for MP Carroll Hardwood. There would likely be a dropoff or pickup of product once or twice a week. Of the 44 acres, only one acre would be developed. The building would be 400 feet back from Broadway. There would be a dry pond and a septic system.

There was discussion as to why the entire parcel would need to be rezoned. Parcels with split zoning are not desirable as per our Comprehensive Plan. However, in this case it may be a good solution. This is something that needs to be researched. The petitioner would not be agreeable to deed restrictions for the remainder of the vacant property, although there is no plan to develop at this time. Mr. Metzger noted that this is compatible with our Comprehensive Plan in the sense that there are already a mixture of uses in this area, Broadway is a major thoroughfare, and that only one acre of the parcel is to be utilized, leaving most of the parcel as "greenspace". The Board questioned what about in the future when you or a future owner decides to build a bank, a hotel, and many other uses that are acceptable under the General Commercial zone.

A motion was made by Chair Connelly to table this project to a future meeting. The concept of dividing the zoning in this parcel will be investigated. Seconded by Lawrence Korzeniewski. Motion carried unanimously.

At 8:15 P.M. a motion was made by Chair Connelly to adjourn the meeting. Seconded by Lawrence Korzeniewski. Motion carried unanimously.

MEMO

TO: Honorable Town Board
Town of Lancaster

FROM: The Town of Lancaster Planning Board

DATE: July 6, 2022

RE: Lancaster Pony Baseball Storage Shed

PROJECT #: 8616

LOCATION: Walden Ponds Park

TYPE: Site Plan Review – Revised Location

RECOMMENDATION: APPROVE
Roll call vote:
Chair Connelly-Yes
Rebecca Anderson-Yes
Joseph Keefe-Yes
Lawrence Korzeniewski-Yes

CONDITION: N/A

CONCERNS: N/A