

Town of Lancaster

TOWN PLANNING BOARD
21 Central Avenue
Lancaster, New York 14086

September 7, 2022

Planning Board Members:

Neil Connelly, Chairman
Rebecca Anderson
John Copas
Anthony Gorski
Joseph Keefe
Lawrence Korzeniewski
Michael Reinhold

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 Fowler, Jr.

Town Highway Superintendent:

John Pilato

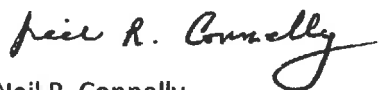
Building & Zoning Inspector:

Matthew Fischione

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held September 7, 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
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 7th day of September 2022 at 7:00 P.M. and there were present:

PRESENT: Neil Connelly, Chairman
Rebecca Anderson, Member
John Copas, Member
Anthony Gorski, Member
Joseph Keefe, Member
Lawrence Korzeniewski, Member
Michael Reinhold, Member

EXCUSED: None

ABSENT: None

ALSO PRESENT: None

Town Board Members: Councilman Dave Mazur

Other Elected Officials: None

Town Staff: Thomas E. Fowler, Jr, Town Attorney
Ed Schiller of Wm. Schutt & Assoc.
Matt Fischione, Code Enforcement Officer

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
John Copas-Present
Anthony Gorski-Present

Joseph Keefe-Present
Lawrence Korzeniewski-Present
Michael Reinhold-Present

Welcome new member Mike Reinhold, who has experience as a Village of Lancaster Planning Commission member and currently is the Chairman of the Village Commission.
Welcome Cyndi Maciejewski who is home ill and watching from home. She brings with her experience as a Village Trustee and as an employee in the Building Dept. and Supervisor’s Office. The Planning Board has been without a secretary for most of 2022.

Minutes-A motion was made by John Copas to approve the minutes from the August 17, 2022 Planning Board Meeting. Motion seconded by Anthony Gorski.

Roll call as follows:

Chairman Connelly-Yes
Rebecca Anderson-Yes
John Copas-Yes
Anthony Gorski-Yes

Joseph Keefe-Yes
Lawrence Korzeniewski-Yes
Michael Reinhold-Yes

Motion carried.

Communications List

PUBLIC HEARING SCHEDULED FOR 7:05 P.M.

At 7:05 p.m. the Planning Board held a Public Hearing to hear all interested persons upon an application for Project #3773, Minor Subdivision of 10 Lancaster Parkway, S.B.L. #94.00-3-34 (Wilkinson) Existing 4.13 acre property zoned Light Industrial (LI) is proposed to be split into two (2) lots, each in conformance with zoning requirements for lots within the LI zoning classification.

NAME OF PERSON(S) ADDRESSING
THE PLANNING BOARD ON THIS SUBJECT
No comments were made.

Proponent/Opponent
Comments/Questions

A motion was made by Chair Connelly to close the public hearing at 7:06p.m. Motion seconded by

Lawrence Korzeniewski.

Roll call as follows:

Chairman Connelly-Yes

Rebecca Anderson-Yes

John Copas-Yes

Anthony Gorski-Yes

Joseph Keefe-Yes

Lawrence Korzeniewski-Yes

Michael Reinhold-Yes

Motion carried.

Planning Board Minutes

SEQR Review

September 7, 2022

The Planning Board held its meeting at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York on the 7th day of September 2022 at 7:06p.m. and there were

PRESENT: REBECCA ANDERSON, PLANNING BOARD MEMBER
JOHN COPAS, PLANNING BOARD MEMBER
ANTHONY GORSKI, PLANNING BOARD MEMBER
JOSEPH KEEFE, PLANNING BOARD MEMBER
LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER
MICHAEL REINHOLD, PLANNING BOARD MEMBER
NEIL CONNELLY, PLANNING BOARD CHAIRMAN

EXCUSED: NONE

ALSO PRESENT: DAVID MAZUR, TOWN COUNCILMAN
MATTHEW FISCHIONE, CODE ENFORCEMENT OFFICER
EDWARD SCHILLER, ENGINEER, WM. SCHUTT & ASSOC.
THOMAS E. FOWLER, JR., TOWN ATTORNEY

PURPOSE OF MEETING:

**IN THE MATTER OF THE STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) OF THE
WILLIAM STREET MINOR SUBDIVISION
LUCAS JAMES, 5550 WILLIAM STREET**

The Planning Board reviewed the Short Environmental Assessment Form 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
Thomas E. Fowler, Jr. Town Attorney
716-684-3342

NATURE, EXTENT AND LOCATION OF ACTION:

The proposed subdivision is of a parcel involving 45.9 approximate acres.

The location of the premises being reviewed is 5550 William Street, Lancaster, New York 14086, Erie County.

This project described as a minor subdivision with 1 acre physically disturbed area.

THE FOLLOWING MOTION TO OFFER A NEGATIVE DECLARATION WAS OFFERED BY MEMBER ANDERSON, WHO MOVED ITS ADOPTION, SECONDED BY MEMBER KEEFE,

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 result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? **No impact**
6. 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**
7. Will the proposed action impact existing:
 - a. Public/private water supplies? **No impact**
 - b. Public/private wastewater treatment utilities? **No impact**
8. Will the proposed action impair the character or quality of important historic, archaeological, 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, flora and fauna)? **No to small impact. Violation has been remediated as per DEC.**
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:

REBECCA ANDERSON, PLANNING BOARD MEMBER	VOTED YES
JOHN COPAS, PLANNING BOARD MEMBER	VOTED YES
ANTHONY GORSKI, PLANNING BOARD MEMBER	VOTED YES
JOSEPH KEEFE, PLANNING BOARD MEMBER	VOTED YES
LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER	VOTED YES
MICHAL REINHOLD, PLANNING BOARD MEMBER	VOTED YES
NEIL CONNELLY, PLANNING BOARD CHAIRMAN	VOTED YES

The Motion to recommend was thereupon adopted.

September 7, 2022

PRELIMINARY PLAT PLAN REVIEW – PROJECT #2214, WILLIAM STREET MINOR SUBDIVISION (LUCAS JAMES) S.B.L. #116.00-2-69, LOCATED AT 5550 WILLIAM STREET, 2 LOT SPLIT FOR A SINGLE FAMILY DWELLING. SUB-DIVIDING ONE SMALL BUILDING LOT FROM A LARGER PIECE OF VACANT LAND, SUB LOT S.B.L. #116.00-2-70

DEC cited a wetland encroachment after a tree company went .11 acre too far into the wetland boundary. This resulted in a violation. As remediation, Mr. Lucas paid a \$500.00 fee and plantings were added. The process does not stop here but continues to document the existence of the plantings along with three monuments installed to prevent future encroachment. Documentation shows that the violation was remedied and will be submitted to the Building Department. The Public Hearing has been conducted and the variance for the lot width was granted.

DETERMINATION

A motion was made by Rebecca Anderson to recommend the approval of the preliminary plat plan for the Lucas James/O William Street subdivision as per the survey provided and provided all the remediation documentation is filed with this project. Motion seconded by Anthony Gorski.

Roll call as follows:

Chairman Connelly-Yes

Rebecca Anderson-Yes

John Copas-Yes

Anthony Gorski-Yes

Joseph Keefe-Yes

Lawrence Korzeniewski-Yes

Michael Reinhold-Yes

Motion carried.

Planning Board Minutes

SEQR Review

September 7, 2022

The Planning Board held its meeting at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York on the 7th day of September 2022 at 7:18p.m. and there were

PRESENT: REBECCA ANDERSON, PLANNING BOARD MEMBER
JOHN COPAS, PLANNING BOARD MEMBER
ANTHONY GORSKI, PLANNING BOARD MEMBER
JOSEPH KEEFE, PLANNING BOARD MEMBER
LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER
MICHAEL REINHOLD, PLANNING BOARD MEMEBER
NEIL CONNELLY, PLANNING BOARD CHAIRMAN

EXCUSED: NONE

ALSO PRESENT: DAVID MAZUR, COUNCILMEMBER
THOMAS E. FOWLER, JR., TOWN ATTORNEY (REMOVED HIMSELF FROM DISCUSSION)
MATTHEW FISCHIONE, CODE ENFORCEMENT OFFICER
ED SCHILLER, ENGINEER, WM. SCHUTT & ASSOC.

PURPOSE OF MEETING:

**IN THE MATTER OF THE STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) OF THE
REZONE OF**

6218 BROADWAY/S.B.L. #117.00-1-1

The Planning Board reviewed the Full Environmental Assessment Form on the rezone of 6218 Broadway with an item for item review and discussion of the project impact and magnitude as outlined on the Full Environmental Assessment Form entitled "Part 2 Identification of Potential Project Impacts" 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 **Type 1 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
Thomas E. Fowler, Jr., Town Attorney
716-684-3342

NATURE, EXTENT AND LOCATION OF ACTION:

The proposed rezone is of a parcel involving approximately 1.15+/-acres.

The location of the premises being reviewed is 6218 Broadway, Lancaster, New York 14086, Erie County.

This project described as a rezone has no physically disturbed area.

THE FOLLOWING MOTION TO OFFER A NEGATIVE DECLARATION WAS OFFERED BY MEMBER GORSKI, WHO MOVED ITS ADOPTION, SECONDED BY MEMBER REINHOLD, TO WIT:

REASONS SUPPORTING RECOMMENDATION

1. Impact on land – No impact.
2. Impact on Geological Features – No impact
3. Impacts on Surface Water – No impact.
4. Impact on Groundwater – No impact
5. Impact on Flooding – No impact
6. Impact on Air – No impact
7. Impact on Plants and Animals – No impact
8. Impact on Agricultural Resources – No impact. This is located in an Agricultural District. Land is adjacent to 70 acres of actively farmed land. This land had a home and storage building on it that was destroyed by fire.
9. Impact on Aesthetic Resources – No impact
10. Impact on Historic and Archeological Resources – No impact
11. Impact on Open Space and Recreation – No impact
12. Impact on Critical Environmental Areas – N/A

- **The Town of Lancaster has not established a Critical Environmental Area (CEA).**

13. Impact on Transportation – Small impact. May draw some additional traffic.

14. Impact on Energy – No impact

15. Impact on Noise, Odor and Light – No impact

16. Impact on Human Health – No impact

17. Consistency with Community Plans – No impact. Although currently zoned AR, there are mixed land uses in this area on Broadway.

18. Consistency with Community Character – 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:

REBECCA ANDERSON, PLANNING BOARD MEMBER	VOTED YES
JOHN COPAS, PLANNING BOARD MEMBER	VOTED YES
ANTHONY GORSKI, PLANNING BOARD MEMBER	VOTED YES
JOSEPH KEEFE, PLANNING BOARD MEMBER	VOTED YES
LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER	VOTED YES
MICHAEL REINHOLD, PLANNING BOARD MEMBER	VOTED YES
NEIL CONNELLY, PLANNING BOARD CHAIRMAN	VOTED YES

The Motion to recommend was thereupon adopted.

September 7, 2022

SITE PLAN REVIEW – 4781 TRANSIT ROAD, S.B.L. #126.01-1-8.2. REDEVELOP 8,000 SQ. FT. OF RETAIL SPACE, 14 APARTMENT UNITS AND A SEPARATE BUILDING WITH A BANK AND DRIVE THRU. RETAIL AND APARTMENT BUILDING IS TO BE 3 STORIES HIGH TOTALING 45’ IN HEIGHT.

Jeffrey Palumbo of Block, LaMarca & Brzeinski, P.C. presented the site plan which the Town Board requested before they vote on the Rezone. The Town Board has granted the Negative Declaration for the SEQR. The height of the retail and apartment unit building has been the issue at hand and did receive the variance necessary from the ZBA. The mixed use development is in alignment with the Comprehensive Plan. The view of the adjacent plaza and stores have been a concern and are currently blocked partially from view by trees.

DETERMINATION

A motion was made by Joseph Keefe to recommend the approval of the site plan for 4781 Transit Road Redevelopment. Motion seconded by Lawrence Korzeniewski.

Roll call as follows:

Chairman Connelly-Yes

Joseph Keefe-Yes

Rebecca Anderson-Yes

Lawrence Korzeniewski-Yes

John Copas-No

Michael Reinhold-Yes

Anthony Gorski-No

Motion carried.

Representative of neighboring property owner addressed the board and was directed to address the Town Board during the Public Hearing.

Other items discussed:

The Fieldstream Subdivision will be on the next Planning Board agenda along with a Rezone Application.

The revised Site Plan Applications are being worked on.

The Recreational Vehicle code needs to be reviewed and will be on the first meeting in October's agenda. Recommendations from the Planning Board members are requested.

John Copas made a motion to adjourn the meeting at 8:04p.m., seconded by Rebecca Anderson. Motion carried.

TOWN OF LANCASTER PLANNING BOARD COMMUNICATIONS - SEPTEMBER 7, 2022

- 9.07.01 SEQR response dated 8/24/22 from the NYS DEC regarding the Lucas James 2-lot subdivision on William St.
- 9.07.02 Copy of resolution adopted by Town Board on 8/22/22 approving the amended site plan for Delta Sonic.
- 9.07.03 Copy of resolution adopted by Town Board on 8/22/22 approving the amended site plan for the truck dock and pole barn at Robert James Sales, 4543 Walden Ave.
- 9.07.04 Copy of resolution adopted by Town Board on 8/22/22 approving the site plan for yard improvements at 1230 Town Line Rd.
- 9.07.05 Notice of Public Hearing to be held on 9/06/22 for a Special Use Permit for a motor vehicle repair shop at 149 Gunnville Rd.
- 9.07.06 Notice of Public Hearing to be held on 9/06/22 for a Special Use Permit for a Home Occupation (Accounting and Tax Services) at 4982 William St.
- 9.07.07 Notice of SEQRs to be held 9/07/22 for Lucas James 2-lot subdivision on William St. and Rezone and Site Plan for 6218 Broadway (AG to LC).
- 9.07.08 Letter from Anthony J. Pandolfe, PE, representing the Fieldstream Subdivision, to Matt Fischione, Code Enforcement Officer, with comments regarding the revised Plat Plan for this subdivision.
- 9.07.09 Copy of resolution naming Michael Reinhold to the position of Member, Planning Board as of 8/08/22.
- 9.07.10 Email dated 9/05/22 to Anthony Pandolfe, representing Fieldstream, from Neil Connelly, PB Chair, indicating the item will be placed on the 9/21/22 agenda.
- 9.07.11 SEQR response dated 9/01/22 from the NYS DEC regarding the 2-Lot Subdivision at 10 Lancaster Parkway.
- 9.07.12 SEQR response dated 8/10/22 from the NYS DEC regarding the rezone petition at 6218 Broadway.
- 9.07.13 SEQR response dated 9/01/22 from the NYS DEC regarding the rezone petition for 5827 Broadway.
- 9.07.14 Letter dated 9/06/22 from Matt Fischione, Code Enforcement Officer, with comments regarding the rezone petition at 5827 Broadway.

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: September 7, 2022

RE: Lucas James – 2 lot split

PROJECT #: 2214

LOCATION: 5550 William Street

TYPE: Preliminary Plat Plan Review

RECOMMENDATION: APPROVE
Roll call vote:
Chair Connelly-Yes
Rebecca Anderson-Yes
John Copas-Yes
Anthony Gorski-Yes
Joseph Keefe-Yes
Lawrence Korzeniewski-Yes
Michael Reinhold-Yes

CONDITION: Subdivision of the property is to be as per the survey provided and all remediation documentation must be filed for this project with the Building Department.

CONCERNS: N/A

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: September 7, 2022

RE: Redevelopment of 4781 Transit Road

PROJECT #: None

LOCATION: 4781 Transit Road

TYPE: Site Plan Review

RECOMMENDATION: APPROVE
Roll call vote:
Chair Connelly-Yes
Rebecca Anderson-Yes
John Copas-No
Anthony Gorski-No
Joseph Keefe-Yes
Lawrence Korzeniewski-Yes
Michael Reinhold-Yes

CONDITION: N/A

CONCERNS: N/A