

THE FOLLOWING RESOLUTION WAS OFFERED  
BY SUPERVISOR RUFFINO, WHO  
MOVED ITS ADOPTION, SECONDED BY  
COUNCIL MEMBER, TO WIT:

**RESOLVED**, that the minutes of the Regular Meeting of the Town Board held  
July 18, 2022 be and are hereby approved.

The question of the adoption of the foregoing resolution was duly put to a vote  
on roll call, which resulted as follows:

COUNCIL MEMBER BURKARD	VOTED
COUNCIL MEMBER DICKMAN	VOTED
COUNCIL MEMBER LEARY	VOTED
COUNCIL MEMBER MAZUR	VOTED
SUPERVISOR RUFFINO	VOTED

August 8, 2022

THE FOLLOWING RESOLUTION WAS OFFERED  
BY SUPERVISOR RUFFINO, WHO  
MOVED ITS ADOPTION, SECONDED BY  
COUNCIL MEMBER, TO WIT:

**RESOLVED**, that the following Audited Claims be and are hereby ordered paid from their respective accounts as per abstract to be filed in the Office of the Town Clerk by the Assistant to the Supervisor, to wit:

Check Run #08082022

Total amount hereby authorized to be paid: \$1,861,367.73

The question of the foregoing resolution was duly put to a vote on roll call which resulted as follows:

COUNCIL MEMBER BURKARD	VOTED
COUNCIL MEMBER DICKMAN	VOTED
COUNCIL MEMBER LEARY	VOTED
COUNCIL MEMBER MAZUR	VOTED
SUPERVISOR RUFFINO	VOTED

August 8, 2022

THE FOLLOWING RESOLUTION WAS OFFERED  
 BY COUNCIL MEMBER MAZUR WHO  
 MOVED ITS ADOPTION, SECONDED BY  
 COUNCIL MEMBER TO WIT:

**RESOLVED** that the following Building Permit applications be and are hereby reaffirmed:

**CODES:**

- (SW) = Sidewalks as required by Chapter 310 of the Code of the Town of Lancaster are waived for this permit.  
 (CSW) = Conditional sidewalk waiver  
 (V/L) = Village of Lancaster

**NEW PERMITS:**

Pmt #	SW	Applicant Name	Address	STRUCTURE	Village
20204463		Adam Regdos	21 Milton Dr	Er. Shed	(V/L)
20217034		Graffiti Grafix & Signs	6298 Broadway	Er. Sign	
20217126		Homes Unlimited	5 Butler Dr	Er. Garage	
20227272		Design Works LLC	473 Aurora St	Er. Comm. Add./Alt	(V.L.)
20227292		R.E. McNamara Inc.	46 Sawyer Ave	Er. Comm. Add./Alt	(V/L)
20227403		Lintner Building Inc.	5344 Genesee St	Er. Gazebo	
20227753		Sandra Gandy	705 Pavement Rd	Er. Fence	
20227890		Richard Striegel	41 Brandel Ave	Er. Fence	(V/L)
20227968		Thomas Shipman	13 Kurtz Ave	Er. Pool-Abv Grnd	(V/L)
20228002		CIR Electrical Construction	7 Forestream Dr	Inst. Solar Panels	
20228016		Buffalo Pools LLC	200 Ransom Rd	Er. Pool-Abv Grnd	
20228017		Lisa Hufnagel	69 Livingston St	Er. Fence	(V/L)
20228020		Thrifty Roofs LLC	42 Benson Dr	Re-Roof	(V/L)
20228029		Signtech f WNY Inc.	158 Laverack Ave	Er. Sign	(V/L)
20228033		Nickel City Home Service Inc.	1913 Como Park Blvd	Er. Res. Alt.	(V/L)
20228036		Colley's Pool Sales Inc.	104 Brunswick Rd	Er. Pool-In Grnd	(V/L)
20228037		Brian Turner	48 Wainwright Ct	Er. Pool-In Grnd	
20228047		Mark LaFratta	552 Pavement Rd	Er. Fence	
20228049		Countertop Services	47 Hemlock Ln	Er. Res. Alt.	
20228050		C. White Home Improvements	4 Cherryfield Ln	Er. Deck	
20228063		Buffalo RC LLC	18 Haskell Dr	Re-Roof	
20228065		Joan Pomeitlarz	1996 Como Park Blvd	Dumpster - Temp.	(V/L)
20228066		Aaron's Remodeling LLC	35 Rollingwood Dr	Er. Porch/Porch Cover	
20228071		James Rutkowski	5500 Genesee St	Er. Deck	
20228073		Hometeck Roofing & Remodel	489 Aurora St	Re-Roof	
20228074		Santoro Sign Inc.	19 W Main St	Er. Sign – Wall	(V/L)
20228078		City Fence	37 Shadyside Ln	Er. Fence	
20228081		Iroquois Fence Inc.	96 Avian Way	Er. Fence	
20228082		Daniel Trent	5 Candlestick Ct	Er. Fence	
20228083		Amanda Rejman	2 Parkedge Dr	Er. Pool-Abv.Grnd.	
20228084		Scott & Jennifer Adams	7 Candlestick Ct	Er. Fence	
20228085		Douglas Mock	8 Trentwood Trl	Er. Deck	
20228086		Forbes Homes Inc.	13 Deepwood Pl	Er. Dwlg.-Sin.	
20228088		Besroi Construction Corp.	5434 Genesee St	Er. Sign - Temp	
20228089		Elizabeth Kohl	50 Nichter Rd	Er. Fence	
20228090		Chris Edgar	35 Steinfeldt Rd	Er. Res. Alt.	
20228091		Carter Pools & Coatings LLC	237 Pleasant View Dr	Er. Pool-In Grnd	
20228092		Swimco Manufacturing Inc.	42 Stream View Ln	Er. Pool-In Grnd	
20228093		Theresa Krebs	9 Highland Pl	Re-Roof	(V/L)
20228094		Gayashan Fernando	7 Bennington Ln	Er. Fence	
20228095		Christine Zacharko	19 Fox Trace	Er. Deck	
20228096		Amico Home Improvement	30 School St	Er. Res. Alt.	(V/L)
20228097		Charles Kocher	14 Grace Way	Er. Fence	
20228099		Nicholas DiPalma	5721 Broadway	Er. Fence	
20228101		Mark Braun	5 Hill Valley Dr	Er. Fence	
20228103		Shamrock Contracting	269 Aurora St	Re-Roof	(V/L)
20228104		Dan Gallagher	61 Trentwood Trl N	Er. Porch/Porch Cover	
20228105		The KAZ Company	61 Schlemmer Rd	Er. Res. Alt.	
20228106		The KAZ Company	69 Briarwood Dr	Er. Res. Alt.	(V/L)
20228107		The KAZ Company	35 Running Brook Dr	Er. Res. Alt.	
20228109		Century Architectural Sheet	18 Sawgrass Ln	Re-Roof	
20228110		Alex Demartine	38 St Marys St	Er. Pool-Abv Grnd	(V/L)
20228111		X-Press Signs Inc.	480 Aurora St	Er. Signs	
20228112		Scott Freitas	78 Wilma Dr	Er. Fence	(V/L)

20228113	Scott Freitas	78 Wilma Dr	Dumpster - Temp. (V/L)
20228114	Kamholz Enterprises, LLC	9 Rue Madeleine Way	Er. Pergola
20228115	Petschke Inc.	247 Pleasant View Dr	Inst. Generator
20228116	Thomas O'Donnell	19 Squirrel Run	Er. Shed
20228118	Kimberly Harrigan	53 Southwest Pky	Er. Porch/Porch Cvr(V/L)
20228120	Zenner & Ritter Co. Inc.	26 Fox Trace	Inst. Generator
20228121	Zenner & Ritter Co. Inc.	9 Birchwood Comm	Inst. Generator
20228122	Brian Hall	45 Lombardy St	Er. Fence (V/L)
20228123	William C. Rott & Sons Inc.	31 Deerpath Dr	Re-Roof
20228124	Alex Kotas	282 Westwood Rd	Er. Fence
20228128	Solar Liberty Energy Systems	13 Ryan St	Inst. Solar Panels
20228133	Majestic Pools Inc.	704 Pleasant View Dr	Er. Pool-In Grnd
20228134	Samuel Dichiara	33 Michael Anthony Ln	Er. Res. Alt.
20228135	Thrifty Roofs LLC	18 Brookfield Pl	Re-Roof (V/L)
20228136	Tundo Constr. & Design Inc.	0 Rehm Rd	Er. Comm. Add./Alt.
20228137	Beauty Pools Inc.	47 Country Pl	Er. Pool-In Grnd
20228138	Alex Kotas	282 Westwood Rd	Er. Pool-In Grnd
20228139	Stockmohr Co. Inc.	9 Sawgrass Ln	Re-Roof
20228140	Phangum Lithluxa	49 Lombardy St	Er. Pool-Abv Grnd (V/L)
20228141	Black Rock Roofing	4725-4727 Transit Rd	Re-Roof
20228142	Rich Pools	69 Grant St	Er. Pool-Abv Grnd (V/L)
20228143	Forbes Homes, Inc.	15 Deepwood Pl	Er. Dwlg.-Sin.
20228144	Reyes General Construction	7 Sugar Mill Ct	Er. Res. Alt.
20228146	Solar Liberty Energy Systems	152 N Maple Dr	Inst. Solar Panels
20228149	McGrath Carpentry	11 Stream View Ln	Er. Deck
20228151	Tammy Stetz	80 First Ave	Er. Shed (V/L)
20228152	Sturdi Buildt Sheds LLC	6 Weathersfield Ln	Er. Shed
20228154	Shawn Misechok	45 Hidden Meadow Cros	Er. Shed
20228157	R.P. Fence Co. LLC	19 Weathersfield Ln	Er. Fence
20228158	Andrea Rendon	4803 William St	Er. Shed
20228159	Perry Kaupa	46 Deerpath Dr	Er. Fence
20228160	Nicholas Gambino	179 Aurora St	Er. Porch/Porch Cvr (V/L)
20228161	Eric Anderson	6 St Anthony St	Er. Fence
20228168	JHT Construction Inc.	77 Simme Rd	Re-Roof
20228169	Andrew Pulka	6 Branch Way	Er. Fence
20228171	AVA Roofing & Siding Inc.	28 Woodlawn Ave	Re-Roof (V/L)
20228172	Richard Lewis	3 Sweet Brier Ct	Er. Pool-In Grnd
20228173	Yemanja Freund	27 Burwell Ave	Dumpster - Temp. (V/L)
20228180	Gerald Malczewski	5 Cloverfield Ct	Er. Fence
20228184	Total Constr. & Home Repair	152 Central Ave	Dumpsters – Temp. (V/L)

**NOW, THEREFORE,**

**BE IT RESOLVED**, that the Building Permit Applications herein coded (CSW) for conditional sidewalk waiver be and are hereby reaffirmed with a waiver of the Town Ordinance required for sidewalks, however, the waiver is granted upon the expressed condition that the Town of Lancaster, at any future date, reserves the right to order sidewalk installation at the expense of the property owner.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

COUNCIL MEMBER BURKARD	VOTED
COUNCIL MEMBER DICKMAN	VOTED
COUNCIL MEMBER LEARY	VOTED
COUNCIL MEMBER MAZUR	VOTED
SUPERVISOR RUFFINO	VOTED

August 8, 2022

THE FOLLOWING RESOLUTION WAS OFFERED  
BY COUNCIL MEMBER MAZUR, WHO  
MOVED ITS ADOPTION, SECONDED BY  
COUNCIL MEMBER, TO WIT:

**WHEREAS**, the Town Board of the Town of Lancaster has heretofore held a public hearing pursuant Chapter 400-Zoning, Article XIV Administration and Enforcement, §400-78 Special use permits, of the Code of the Town of Lancaster, upon the application of **Joanne Rocco**, for a Special Use Permit for a Home Occupation (Antiques, Home Decor, and Handcrafted Items Retail Store) on premises located at 5300 William Street (SBL No. 116.14-1-17), Lancaster, New York and the Board issued such Special Use Permit on August 4, 2008, and

**WHEREAS**, per its terms and conditions, this Special Use Permit is currently up for renewal, and

**WHEREAS**, by letter dated June 19, 2022, **Joanne Rocco** has requested that the Town Board renew the Special Use Permit for an additional two (2) year term, and

**WHEREAS**, Matt Fischione, Code Enforcement Officer has recommended approval of this Special Use Permit Renewal per his letter dated July 1, 2022.

**NOW, THEREFORE,  
BE IT RESOLVED, as follows:**

1. That pursuant to Chapter 400-Zoning, Article IV. Residential Districts, §400-16(F) Special regulations for A-R, R, and MFMU; Home Occupations, of the Code of the Town of Lancaster, the Town Board of the Town of Lancaster does hereby grant the Special Use Permit renewal to **Joanne Rocco**, for a Home Occupation (Antiques, Home Decor, and Handcrafted Items Retail Store) on premises located at 5300 William Street (SBL No. 116.14-1-17), upon the terms and conditions as set forth in the Zoning Ordinance for the period beginning August 4, 2022 and ending August 3, 2024, and

2. That the applicant will continue in compliance with conditions as set forth in forth §400-16(F) Special regulations for A-R, R, and MFMU; Home Occupations and §400-78 Special use permits of the Code of the Town of Lancaster and to any additional conditions listed herein, as long as the applicant continues to engage in this home occupation on the premises, namely:

- A. This Special Use Permit terminates when the applicant no longer resides on the premises.
- B. Permit must be renewed every two (2) years at no additional cost to applicant. Renewal is considered upon the property owner submitting a written renewal request to the Town Clerk on or before August 3, 2024.
- C. Applicant will authorize representatives from the Building Inspector's Office to enter the premises upon reasonable notice to inspect the premises to verify compliance with this permit.
- D. Applicant will provide a copy of the business' New York State/Federal Tax Employer Identification Number and when applicable, a License from the appropriate regulatory agency for the service being provided.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

COUNCIL MEMBER BURKARD	VOTED
COUNCIL MEMBER DICKMAN	VOTED
COUNCIL MEMBER LEARY	VOTED
COUNCIL MEMBER MAZUR	VOTED
SUPERVISOR RUFFINO	VOTED

THE FOLLOWING RESOLUTION WAS OFFERED  
BY COUNCIL MEMBER BURKARD, WHO  
MOVED ITS ADOPTION, SECONDED BY  
COUNCIL MEMBER, TO WIT:

5

**WHEREAS**, Town of Lancaster's Police Chief William Karn, Jr., has requested to purchase 57 new Glock handguns for use by all the Town's sworn Law Enforcement officers, and

**WHEREAS**, the equipment is available from the New York State Contract No. PC68729, Group 35200, and Award No. 23155, through authorized State Contractor AmChar Wholesales, Inc., in the amount of \$26,861.39 per their quote (ID L32800) dated June 3, 2022, which eliminates the need for competitive bidding pursuant to §103 of General Municipal Law, and

**WHEREAS**, the Lancaster Police Department will be trading in their used handguns over time and anticipate receiving approximately \$18,605.00 from AmChar Wholesales, Inc., which will offset the cost.

**NOW, THEREFORE,**

**BE IT RESOLVED**, as follows:

The Town Board of the Town of Lancaster hereby approves the purchase of 57 new Glock handguns under New York State Contract No. PC68729, Group 35200, and Award No. 23155 and accepts the quote (ID L32800) dated June 3, 2022, from authorized New York State Contractor AmChar Wholesales, Inc., 100 Air Park Dr., Rochester, NY, as proposed by the Police Chief William Karn, Jr., for an amount not to exceed \$26,861.39 which will be offset by the approximate amount of \$18,605.00 that is anticipated as the used guns are traded-in, and

**BE IT FURTHER,**

**RESOLVED**, that the Chief of Police, William Karn, Jr., be and is hereby authorized to execute the quote as acceptance on behalf of the Town of Lancaster.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

COUNCIL MEMBER BURKARD	VOTED
COUNCIL MEMBER DICKMAN	VOTED
COUNCIL MEMBER LEARY	VOTED
COUNCIL MEMBER MAZUR	VOTED
SUPERVISOR RUFFINO	VOTED

August 8, 2022

THE FOLLOWING RESOLUTION WAS OFFERED BY  
 SUPERVISOR RUFFINO,  
 MOVED ITS ADOPTION,  
 COUNCIL MEMBER

6  
 WHO  
 SECONDED BY  
 TO WIT:

**BE IT RESOLVED**, that the Town of Lancaster, Location Code 30040, hereby establishes the following as standard work days for these titles and will report the officials to the New York State and Local Retirement System based on the record of activities:

NAME	SOCIAL SECURITY NUMBER (LAST 4)	NYSLERS ID	TITLE	CURRENT TERM BEGIN & END DATES	STANDARD WORK DAY (HRS/DAY)	RECORD OF ACTIVITIES RESULT	NOT SUBMITTED	PAY FREQUENCY
<b>Elected Officials</b>								
Mark Burkard		R10586132	Councilman	01/01/22 – 12/31/25	6		X	Biweekly
Adam Dickman		R10107187	Councilman	01/01/22 – 12/31/25	6	8.50		Biweekly
John Pilato		R11392320	Superintendent of Highways	01/01/22 – 12/31/25	7	24.17		Biweekly
Anthony Cervi		R10538944	Town Justice	01/01/22 – 12/31/25	6	3.60		Biweekly
<b>Appointed Officials</b>								
Thomas Fowler Jr.		R11115889	Town Attorney	01/01/22 – 12/31/23	7	14.43		Biweekly
John Copas		R10679585	Member, Town Planning Board	01/01/22 – 12/31/28	7	1.05		Semi-Annually
Lawrence Korzeniewski		R11025928	Member, Town Planning Board	12/07/21 – 12/31/23	7	0.75		Semi-Annually

The question of the adoption of the foregoing resolution was duly put to a vote on roll call which resulted as follows:

COUNCIL MEMBER BURKARD	VOTED
COUNCIL MEMBER DICKMAN	VOTED
COUNCIL MEMBER LEARY	VOTED
COUNCIL MEMBER MAZUR	VOTED
SUPERVISOR RUFFINO	VOTED

August 8, 2022

THE FOLLOWING RESOLUTION WAS OFFERED  
BY COUNCIL MEMBER BURKARD, WHO  
MOVED ITS ADOPTION, SECONDED BY  
COUNCIL MEMBER TO WIT:

**WHEREAS**, Twin District Volunteer Fire Company, Inc., by letter received July 15, 2022, has requested the addition of the following member to the roster of said fire association.

**NOW, THEREFORE,**

**BE IT RESOLVED**, that the Town Board of the Town of Lancaster hereby confirms the addition to the membership of the Twin District Volunteer Fire Company the following individual:

**ADDITION:**

Kyle Noe

The question of the adoption of the foregoing resolution was duly put to a vote on roll call which resulted as follows:

COUNCIL MEMBER BURKARD	VOTED
COUNCIL MEMBER DICKMAN	VOTED
COUNCIL MEMBER LEARY	VOTED
COUNCIL MEMBER MAZUR	VOTED
SUPERVISOR RUFFINO	VOTED

August 8, 2022



THE FOLLOWING RESOLUTION WAS OFFERED  
BY SUPERVISOR RUFFINO, WHO  
MOVED ITS ADOPTION, SECONDED BY  
COUNCIL MEMBER, TO WIT:

**WHEREAS**, Matt Fischione, Code Enforcement Officer for the Town of Lancaster, by letter dated July 21, 2022 has recommended the appointment of Elizabeth Bull to the position of Building & Zoning Clerk in the Town of Lancaster Building Department, and

**WHEREAS**, Elizabeth Bull is eligible for appointment to this position pursuant to the standards and procedures as set forth in the Civil Service Law.

**NOW, THEREFORE,**

**BE IT RESOLVED**, that Elizabeth Bull of Lancaster, New York, be and is hereby appointed to the full-time provisional position of Building & Zoning Clerk, in the Town of Lancaster Building Department, effective August 9, 2022, contingent upon approval by Erie County Department of Personnel, and that such appointment shall be subject to all applicable provisions of the collective negotiations agreement between the Town of Lancaster and the CSEA White Collar Union and all applicable provisions of law.

**BE IT FURTHER,**

**RESOLVED**, that the Supervisor of the Town of Lancaster shall be authorized to take all necessary action to implement the foregoing.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call which resulted as follows:

COUNCIL MEMBER BURKARD	VOTED
COUNCIL MEMBER DICKMAN	VOTED
COUNCIL MEMBER LEARY	VOTED
COUNCIL MEMBER MAZUR	VOTED
SUPERVISOR RUFFINO	VOTED

August 8, 2022

THE FOLLOWING RESOLUTION WAS OFFERED  
BY COUNCIL MEMBER MAZUR, WHO  
MOVED ITS ADOPTION, SECONDED BY  
COUNCIL MEMBER, TO WIT:

9

**WHEREAS**, the Town Board is considering the approval of the proposed amended site plan to construct a commercial CNG station parking lot to hold a maximum of 35 box trucks (12'x40'), 20 day cabs (12'x25'), and 25 passenger vehicles (9'x20') along with various site improvements submitted by Andrew West on behalf of Try-It Distributing Company, Inc, to their existing facility located at 4155 Walden Avenue (SBL Nos. 105.00-2-9.13/A & 105.00-2-9.13/B) in the Town of Lancaster, and

**WHEREAS**, the Town of Lancaster Planning Board has reviewed the environmental impact of this project pursuant to SEQR regulations at their meeting on July 20, 2022, and recommended that a Negative Declaration be issued, and

**WHEREAS**, the Town Board has duly considered the plans for the construction project using the short Environmental Assessment Form, the criteria for determining significance set forth in 6 N.Y.C.R.R. § 617.7(c) of the State Environmental Quality Review Act ("SEQRA") regulations, and such other information deemed appropriate, including the recommendation of the Town of Lancaster Planning Board, and

**WHEREAS**, the Town Board has identified the relevant areas of environmental concern, has taken a hard look at these areas, and has made a reasoned elaboration of the basis for its determination, and

**WHEREAS**, the proposed action has been labeled an "Unlisted" action under SEQRA.

**NOW, THEREFORE,**

**BE IT RESOLVED**, by the Town Board of the Town of Lancaster that:

1. This project is described as construction of a commercial CNG station parking lot to hold a maximum of 35 box trucks (12'x40'), 20 day cabs (12'x25'), and 25 passenger vehicles (9'x20') along with various site improvements to the existing Try-It Distributing Company, Inc., facility located at 4155 Walden Avenue (SBL Nos. 105.00-2-9.13/A & 105.00-2-9.13/B), will not result in any large and important impacts and, therefore, it is an action which will not have a significant adverse impact on the environment, and therefore the Board issues the attached negative declaration of environmental significance for the reasons stated therein.

2. The Town Clerk shall file a copy of the Negative Declaration in the file for the Project.

3. The Town Attorney's Office shall prepare and file a Notice of Determination of Non-Significance with the petitioner and with all required New York State and Erie County agencies, filing a copy of the letter of transmittal.

4. This resolution is effective immediately.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

COUNCIL MEMBER BURKARD	VOTED
COUNCIL MEMBER DICKMAN	VOTED
COUNCIL MEMBER LEARY	VOTED
COUNCIL MEMBER MAZUR	VOTED
SUPERVISOR RUFFINO	VOTED

August 8, 2022

**NEGATIVE DECLARATION**  
**Determination of Non-Significance**

**Town of Lancaster Town Board**

**Dated: August 8, 2022**

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Town Board of the Town of Lancaster has reviewed the construction of a commercial CNG station parking lot to hold a maximum of 35 box trucks (12'x40'), 20 day cabs (12'x25'), and 25 passenger vehicles (9'x20') along with various site improvements to the existing Try-It Distributing Company, Inc., facility located at 4155 Walden Avenue (SBL Nos. 105.00-2-9.13/A & 105.00-2-9.13/B), and the Town Board has determined the project will not have a significant adverse environmental impact and that a Draft Environmental Impact Statement will not be prepared.

**Name of Action:** Try-It Distributing CNG Station Parking Lot # 4642

**Location of Action** 4155 Walden Avenue (SBL Nos. 105.00-2-9.13/A & 105.00-2-9.13/B), Lancaster, New York 14086, Erie County.

**SEQR Status:** Unlisted

**Description of Action:** Construction of a commercial parking lot off the existing compressed natural gas (CNG) fuel station located near the entrance of Try-It Distributing. The parking lot will be accessed by CNG box trucks, day cabs and the truck drivers' personal vehicles. The project includes a parking lot to store a maximum of 35 box trucks (12-ft x 40-ft), 20 day-cabs (12-ft x 25-ft), and 25 passenger vehicles (9-ft x 20-ft), area lighting, permanent stormwater management facilities, perimeter chain link fence, and two card access, motorized gates.

**Reasons Supporting this Determination:** Potential environmental impacts associated with the Project were identified in the Environmental Assessment Form. The Town analyzed the project under the criteria for determining significance identified in 6 NYCRR § 617.7(c)(1) and in accordance with 6 NYCRR § 617.7(c)(2) and (3). As indicated below based on each criterion specified in 6 NYCRR § 617.7(c)(1), the Project will not have a significant adverse impact on the environment.

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? **Small impact, LED lighting will be used for proposed area lights.**
7. Will the proposed action impact existing:
  - a. public/private water supplies? **Small impact**
  - b. public/private wastewater treatment utilities? **Small 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 or fauna)? **No impact.**
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? **Small impact.** Construct **stormwater management detention pond that will not have a permanent pool, rather a dry, mowable basin to temporarily store runoff during storm events.**
11. Will the proposed action create a hazard to environmental resources or human health? **No impact.**

**For Further Information:**

Contact Person: Thomas E. Fowler, Jr., Town Attorney

Address: Town of Lancaster  
21 Central Avenue  
Lancaster, New York 14086

Telephone Number: (716) 684-3342

THE FOLLOWING RESOLUTION WAS OFFERED  
BY COUNCIL MEMBER MAZUR, WHO  
MOVED ITS ADOPTION, SECONDED BY  
COUNCIL MEMBER, TO WIT:

10

**WHEREAS**, on August 7, 2017, the Town Board of the Town of Lancaster approved a site plan submitted by Joseph David, of the **Angry Buffalo Sports Garden Arena**, for the construction of a 26,400 sq. ft. building to contain a flag football athletic field located at 2753 Wehrle Drive (SBL No. 82.03-2-4.1), 2757 (SBL No.82.03-2-5), 2761 (SBL No. 82.03-2-6.1) & 00 (SBL No. 82.03-2-3.1), in the Town of Lancaster, and

**WHEREAS**, the COVID 19 pandemic caused construction and personnel delays that prohibited the applicant from completing the required site approval conditions so construction was not started within the two-year time period and by letter dated July 28, 2022, Michael J. Metzger, P.E., designated representative, has requested that the Town Board grant an extension to the August 7, 2017 site plan approval, which was revoked on August 7, 2019, per Town Code § 400-75 (D)(9), and

**WHEREAS**, the applicant submitted a current site plan to the Planning Board for review and at their May 5, 2021 meeting a recommendation of re-approval was made to the Town Board, and

**WHEREAS**, Town Code Section 400-75(D)(9) provides that the Town Board may grant a one-time additional one-year (1) extension of the two-year time limitation for commencement of development from the date of approval, and

**WHEREAS**, the applicant has fulfilled all the conditions stipulated by the Town and Planning Boards.

**NOW, THEREFORE,**

**BE IT RESOLVED**, that the Town Board of the Town of Lancaster, using the authority granted to it under Section 400-75(D)(9), does hereby grant a one-time additional one-year extension to the two (2) year statutory approval of the site plan previously granted to Joseph David, of the **Angry Buffalo Sports Garden Arena**, for the construction of a 26,400 sq. ft. building to contain a flag football athletic field located at 2753 Wehrle Drive (SBL No. 82.03-2-3.11) in the Town of Lancaster to commence August 8, 2022 and terminate August 8, 2023, with the following conditions:

1. Contractor to provide an “As-built” survey to the Building Department prior to a Certificate of Compliance and/or Occupancy being issued.
2. Private Improvement Permits will be required to initiate site construction.
3. No further extensions will be granted beyond August 8, 2023.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call which resulted as follows:

COUNCIL MEMBER BURKARD	VOTED
COUNCIL MEMBER DICKMAN	VOTED
COUNCIL MEMBER LEARY	VOTED
COUNCIL MEMBER MAZUR	VOTED
SUPERVISOR RUFFINO	VOTED

August 8, 2022

THE FOLLOWING RESOLUTION WAS OFFERED  
BY COUNCIL MEMBER MAZUR, WHO  
MOVED ITS ADOPTION, SECONDED BY  
COUNCIL MEMBER, TO WIT:

11

**WHEREAS**, Matt Fischione, Code Enforcement Officer of the Town of Lancaster, by letter dated July 28, 2022 has requested authorization to solicit bids for the purchase of one (1) new and unused **2022 Ford Escape SE Four Wheel Drive**, for the use by the Building Department, and

**WHEREAS**, the Building Department will be considering a trade-in allowance for a 2007 Chevrolet Equinox LS 4x4 (Vin# 2CNDL23F076236696 with approximately 56,903 mi.) to offset the cost, and

**WHEREAS**, the Town Board has given due review and consideration to the request and deems it in the public's interest to invite public bids in conformance with General Municipal Law §103 of the State of New York.

**NOW, THEREFORE,**  
**BE IT RESOLVED**, as follows:

1. That Bids shall be received in the Office the Town Clerk by August 18, 2022, at 10:00 A.M. Local Time at the Town Hall, 21 Central Avenue, Lancaster, New York, for the purpose of purchasing one (1) new and unused **2022 Ford Escape SE Four Wheel Drive**, for the use of the Building Department in accordance with specifications on file in the Town Clerk's Office, and
2. That the Town Clerk be and is hereby authorized to place a Notice to Bidders in the Lancaster Bee and post notices thereof as required by Law, which Notice shall be in the form attached hereto and made a part hereof

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

COUNCIL MEMBER BURKARD	VOTED
COUNCIL MEMBER DICKMAN	VOTED
COUNCIL MEMBER LEARY	VOTED
COUNCIL MEMBER MAZUR	VOTED
SUPERVISOR RUFFINO	VOTED

August 8, 2022

**LEGAL NOTICE**  
**TOWN OF LANCASTER**  
**NOTICE TO BIDDERS**

**NOTICE IS HEREBY GIVEN**, that sealed bids will be received by the Town Clerk of the Town of Lancaster, Erie County, New York, in the Council Chamber of the Town Hall, 21 Central Avenue, Lancaster, New York, up to **10:00 A.M.**, Local Time, on the **18<sup>th</sup> day of August, 2022**, for the purpose of providing to the Town of Lancaster one (1) new and unused **2022 Ford Escape SE Four Wheel Drive**, for the use by the Building Department, in accordance with specifications on file in the Town Clerk's Office in the Town Hall, 21 Central Avenue, Lancaster, New York.

A Certified Check or Bid Bond in an amount representing five (5%) of the Total Gross Bid, payable to the Supervisor of the Town of Lancaster, and a Non-Collusive Bidding Certificate must accompany each bid.

The Board reserves the right to reject any or all bids and to waive any informalities.

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF LANCASTER**

**BY: DIANE M. TERRANOVA**  
**Town Clerk**

August 11, 2022

THE FOLLOWING RESOLUTION WAS OFFERED  
BY SUPERVISOR RUFFINO, WHO  
MOVED ITS ADOPTION, SECONDED BY  
COUNCIL MEMBER TO WIT:

**WHEREAS**, Chief William J. Karn, Jr. of the Town of Lancaster Police Department, by letter dated August 1, 2022, has requested authorization for four (4) members of the Lancaster Police Department to attend the Erie County Law Enforcement Training Academy Seminar in Amherst, New York on September 22, 2022.

**NOW, THEREFORE,**

**BE IT RESOLVED**, that Chief William Karn, Captain Jeffrey Smith, Lieutenant Jonathan Ziders and Lieutenant William Gummo of the Town of Lancaster Police Department, are hereby authorized to attend the Erie County Law Enforcement Training Academy Seminar in Amherst, New York on September 22, 2022.

**BE IT FURTHER,**

**RESOLVED**, that the total cost of attendance for four (4) officers at the above mentioned training course is hereby authorized in an amount not-to-exceed \$640.00 for actual and necessary expenses, including the cost of registration and meal expenses for one (1) day on the specified date of training, and

**BE IT FURTHER,**

**RESOLVED**, that all requests for reimbursement must be presented in the form of original, itemized receipts for actual and necessary expenses upon submission of proper documentation to the Accounting Department of the Town of Lancaster.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call which resulted as follows:

COUNCIL MEMBER BURKARD	VOTED
COUNCIL MEMBER DICKMAN	VOTED
COUNCIL MEMBER LEARY	VOTED
COUNCIL MEMBER MAZUR	VOTED
SUPERVISOR RUFFINO	VOTED

August 8, 2022



THE FOLLOWING RESOLUTION WAS OFFERED  
BY SUPERVISOR RUFFINO, WHO  
MOVED ITS ADOPTION, SECONDED BY  
COUNCIL MEMBER TO WIT:

13

**WHEREAS**, Chief William J. Karn, Jr. of the Town of Lancaster Police Department, by letter dated August 1, 2022, has requested authorization for two (2) lieutenants of the Lancaster Police Department to attend the 2022 FBI Great Lakes Leadership Seminar in Niagara Falls, New York from October 2-7, 2022.

**NOW, THEREFORE,**

**BE IT RESOLVED**, that Lieutenant Shaun DiMino and Lieutenant Angela Greco of the Town of Lancaster Police Department, are hereby authorized to attend the 2022 FBI Great Lakes Leadership Seminar in Niagara Falls, New York from October 2-7, 2022.

**BE IT FURTHER,**

**RESOLVED**, that the total cost of attendance for two (2) officers at the above mentioned training course is hereby authorized in an amount not-to-exceed \$750.00 for actual and necessary expenses, including the cost of registration and meal expenses for six (6) days on the specified dates of training, and

**BE IT FURTHER,**

**RESOLVED**, that all requests for reimbursement must be presented in the form of original, itemized receipts for actual and necessary expenses upon submission of proper documentation to the Accounting Department of the Town of Lancaster.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call which resulted as follows:

COUNCIL MEMBER BURKARD	VOTED
COUNCIL MEMBER DICKMAN	VOTED
COUNCIL MEMBER LEARY	VOTED
COUNCIL MEMBER MAZUR	VOTED
SUPERVISOR RUFFINO	VOTED

August 8, 2022

THE FOLLOWING RESOLUTION WAS OFFERED  
BY SUPERVISOR RUFFINO, WHO  
MOVED ITS ADOPTION, SECONDED BY  
COUNCIL MEMBER, TO WIT:

14

**WHEREAS**, Marybeth Gianni, Recreation Supervisor at the Town of Lancaster's Senior Center, by letter dated July 21, 2022, has requested the purchase of **one (1) new and unused 2022 Ford Transit X2C Passenger Van** for use by the Senior Center, and

**WHEREAS**, this passenger is available under New York State Contract PC68934 Group 40440 Award No. 23166, from State Contractor Fenton Mobility Products, Inc., for a cost of \$52,028.66, per their quote dated July 2022 (Quote Number: Passenger Wagon), which eliminates the need for competitive bidding pursuant to §103 of General Municipal Law, and

**WHEREAS**, the Town of Lancaster has been awarded \$48,638.00 by the New York State Community Development Block Grant, made available through the Coronavirus Aid, Relief, and Economic Security Act (CARES) to offset the cost.

**NOW, THEREFORE,**

**BE IT RESOLVED**, that the Town Board of the Town of Lancaster hereby approves the purchase of **one (1) new and unused 2022 Ford Transit X2C Passenger Van** off of the New York State Contract PC68934 Group 40440 Award No. 23166, from State Contractor Fenton Mobility Products, Inc., 26 Center Street, Randolph, NY for a cost of \$52,028.66 per their quote dated July 2022 (Quote Number: Passenger Wagon), as proposed by the Town of Lancaster Senior Center Recreation Supervisor, and

**BE IT FURTHER,**

**RESOLVED**, that the purchase will be paid for with the \$48,638.00 provided through the New York State Community Development Block Grant, made available through the Coronavirus Aid, Relief, and Economic Security Act (CARES) and the remaining \$3,390.66 to be paid for with funds available the Town's 2022 Programs for the Aging, Equipment, Passenger Vehicles Budget, (Line item # 7610-225) and by the revenue generated from van usage.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

COUNCIL MEMBER BURKARD	VOTED
COUNCIL MEMBER DICKMAN	VOTED
COUNCIL MEMBER LEARY	VOTED
COUNCIL MEMBER MAZUR	VOTED
SUPERVISOR RUFFINO	VOTED

August 8, 2022

THE FOLLOWING RESOLUTION WAS OFFERED  
BY SUPERVISOR RUFFINO, WHO  
MOVED ITS ADOPTION, SECONDED BY  
COUNCIL MEMBER , TO WIT:

15

**WHEREAS**, Andrew Romanowski, 4727 Camp Road , Hamburg, New York, 14075 has applied to the Town Board of the Town of Lancaster for a permit to construct a Public Improvement upon real property in the Town of Lancaster within Autumnwood Subdivision, and

**WHEREAS**, the Town Engineer has certified on the following permit application that he has reviewed the improvement plan and permit application for the installation of the public improvement requested, and that it conforms to the Ordinances of the Town of Lancaster.

**NOW, THEREFORE,**

**BE IT RESOLVED**, that Public Improvement Permit Application No. 843 of Andrew Romanowski, 4727 Camp Road, Hamburg, New York 14075, for the installation of:

- Proposed installation of five (5) lights per Town specifications in the Autumnwood Subdivision along Kevwood Lane and Hickory Lane.

be and is hereby approved and the installation of the improvement requested be and is hereby authorized.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call which resulted as follows:

COUNCIL MEMBER DICKMAN	VOTED
COUNCIL MEMBER LEARY	VOTED
COUNCIL MEMBER MAZUR	VOTED
COUNCIL MEMBER WOZNIAK	VOTED
SUPERVISOR RUFFINO	VOTED

August 8, 2022

THE FOLLOWING RESOLUTION WAS OFFERED  
BY SUPERVISOR RUFFINO, WHO  
MOVED ITS ADOPTION, SECONDED BY  
COUNCIL MEMBER TO WIT:

16

**WHEREAS**, the Town Board has previously paid the positions below semi-annually and would now like to pay these positions biweekly in order to be consistent with the biweekly pay schedule followed by all other Town of Lancaster employees, and

**NOW, THEREFORE,**

**BE IT RESOLVED**, that the following Schedule of Salaries be and is hereby adopted effective August 9, 2022 (amounts represent annual salaries):

**TO BE PAID BI-WEEKLY**

Planning Board Chairperson (Connelly)	4,551.00
Planning Board Members (Anderson/Copas/Gorski/Keefe/ Korzeniewski)	3,558.00
Zoning Board of Appeals Chairperson (Monacelli)	2,324.00
Zoning Board of Appeals Members (Castellana/DiRienzo/ Mikoley/Stoerr/Sugg/Tillmanns)	1,804.00
Clerk to Zoning Board of Appeals (Terranova)	3,598.00
Registrar of Vital Statistics (Terranova)	3,060.00

**BE IT FURTHER,**

**RESOLVED**, that the terms of this resolution shall supersede the relevant terms of any previously adopted resolution, policies, or practices to the contrary.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call which resulted as follows:

COUNCIL MEMBER BURKARD	VOTED
COUNCIL MEMBER DICKMAN	VOTED
COUNCIL MEMBER LEARY	VOTED
COUNCIL MEMBER MAZUR	VOTED
SUPERVISOR RUFFINO	VOTED

August 8, 2022

THE FOLLOWING RESOLUTION WAS OFFERED  
BY COUNCIL MEMBER MAZUR, WHO  
MOVED ITS ADOPTION, SECONDED BY  
COUNCIL MEMBER, TO WIT:

17

**WHEREAS**, Lucas James, has submitted a site plan application for approval which contains drawings A2 & A3 prepared by Dean Architects, dated January 1, 2022 and drawings C-1,C-2, C-3, C-4, C-5, C-6, and C-7, prepared by D E L Resource dated February 2, 2022 with revision dates of March 10, 2022, and received March 29, 2022; drawing C-2 has a final revision date of May 12, 2022 and was received on May 13, 2022 for the proposed construction of a motel/mixed-use facility to include extended stay units on the second floor and two handicapped accessible units on the first floor along with commercial space and a coffee shop with a drive-thru to be located at 5827 Broadway (SBL No. 116.31-1-3) in the Town of Lancaster, and

**WHEREAS**, the site plan for this project was submitted to the Planning Board and was recommended for approval at their June 15, 2022 meeting, and

**WHEREAS**, the Town Planning Board has completed an environmental review for the project on April 20, 2022, in conformance with SEQR (State Environmental Quality Review) regulations and the Town Board, acting as lead agency, issued a Negative Declaration on May 16, 2022.

**NOW, THEREFORE,**

**BE IT RESOLVED**, that the Town Board of the Town of Lancaster hereby approves the site plan submitted by Lucas James which contain drawings A2 & A3 prepared by Dean Architects, dated January 1, 2022 and drawings C-1,C-2, C-3, C-4, C-5, C-6, and C-7, prepared by D E L Resource dated February 2, 2022 with revision dates of March 10, 2022, and received March 29, 2022; drawing C-2 has a final revision date of May 12, 2022 and was received on May 13, 2022 for the proposed construction of a motel/mixed-use facility to include extended stay units on the second floor and two handicapped accessible units on the first floor along with commercial space and a coffee shop with a drive-thru to be located at 5827 Broadway (SBL No. 116.31-1-3) in the Town of Lancaster, with the following conditions:

1. Approval is only for “Option B” relating to the location of the dumpster, which will be located and remain on property owned by the applicant.
2. A Private Improvement Permit will be required to initiate construction.
3. Contractor to provide an “As-built” survey to the Building Department prior to any Certificates of Compliance/Occupancy being issued.
4. Applicant shall address comments provided by the NYS Department of Transportation in their memorandum dated April 6, 2022 which shall be incorporated and verified in items 2 and 3 above.
5. A Performance Bond shall be provided in accordance with § 400-75 ( E ) of the Town Code of the Town of Lancaster.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call which resulted as follows:

COUNCIL MEMBER BURKARD	VOTED
COUNCIL MEMBER DICKMAN	VOTED
COUNCIL MEMBER LEARY	VOTED
COUNCIL MEMBER MAZUR	VOTED
SUPERVISOR RUFFINO	VOTED

August 8, 2022

THE FOLLOWING RESOLUTION WAS OFFERED  
BY SUPERVISOR RUFFINO, WHO  
MOVED ITS ADOPTION, SECONDED BY  
COUNCIL MEMBER, TO WIT:

18

**WHEREAS**, by resolution dated April 18, 2022, the Town of Lancaster previously solicited Requests for Proposals (R.F.P.) from qualified energy supply companies (“ESCO”) interested in being selected for the performing an Energy Audit and Implementing Energy Conservation Measures on a Performance Contracting Basis for Town-owned facilities, and

**WHEREAS**, the Town received two (2) responses and has reviewed the proposals, interviewed the candidates and identified the firm which the Town wishes to award this project to.

**NOW, THEREFORE,**

**BE IT RESOLVED**, that the Town Board of the Town of Lancaster hereby selects the following firm to provide the Energy Audit and Implementation of Energy Conservation Measures on a Performance Contracting Basis for Town-owned facilities:

**Honeywell Energy Services Group**  
20 Peabody Street  
Buffalo, NY 14210, and

**BE IT FURTHER,**

**RESOLVED**, Honeywell Energy Services Group will be required to submit a contract for consideration to the Town Board to further define, among other things, the scope of work, the fees, insurance and liability coverages and other conditions for such services that will apply.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

COUNCIL MEMBER BURKARD	VOTED
COUNCIL MEMBER DICKMAN	VOTED
COUNCIL MEMBER LEARY	VOTED
COUNCIL MEMBER MAZUR	VOTED
SUPERVISOR RUFFINO	VOTED

August 8, 2022

THE FOLLOWING RESOLUTION WAS OFFERED  
BY SUPERVISOR RUFFINO, WHO  
MOVED ITS ADOPTION, SECONDED BY  
COUNCIL MEMBER, TO WIT:

19

**WHEREAS**, by resolution dated April 18, 2022, the Town of Lancaster previously solicited Requests for Proposals (R.F.P.) from qualified energy supply companies (“ESCO”) interested in being selected for the performing an Energy Audit and Implementing Energy Conservation Measures on a Performance Contracting Basis for Town-owned facilities, and

**WHEREAS**, the Town received two (2) responses and has reviewed the proposals, interviewed the candidates and identified the firm which the Town wishes to award this project to.

**NOW, THEREFORE,**

**BE IT RESOLVED**, that the Town Board of the Town of Lancaster hereby selects the following firm to provide the Energy Audit and Implementation of Energy Conservation Measures on a Performance Contracting Basis for Town-owned facilities:

**Wendel Energy Services, LLC**  
Centerpointe Corporate Park  
375 Essjay Road, Suite 200  
Williamsville, NY 14221, and

**BE IT FURTHER,**

**RESOLVED**, Wendel Energy Services, LLC, will be required to submit a contract for consideration to the Town Board to further define, among other things, the scope of work, the fees, insurance and liability coverages and other conditions for such services that will apply.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

COUNCIL MEMBER BURKARD	VOTED
COUNCIL MEMBER DICKMAN	VOTED
COUNCIL MEMBER LEARY	VOTED
COUNCIL MEMBER MAZUR	VOTED
SUPERVISOR RUFFINO	VOTED

August 8, 2022

THE FOLLOWING RESOLUTION WAS OFFERED  
BY COUNCIL MEMBER MAZUR, WHO  
MOVED ITS ADOPTION, SECONDED BY  
COUNCIL MEMBER, TO WIT:

20

**WHEREAS**, on May 2, 2022, the Town Board of the Town of Lancaster has heretofore held a public hearing pursuant to Chapter 400 Zoning, Article IX Communication Towers, §400-48 Procedure, of the Code of the Town of Lancaster, upon the application of **Donald Carpenter**, on behalf of **Dish Wireless, LLC** for a Special Use Permit for a Telecommunications Tower Co-location of antennas and ancillary telecommunications equipment for a new carrier to be placed on the current tower located at Mohawk Place (SBL No. 104.08-4-25) (Up State Tower Site Buf-602B) which will be identified as Dish Wireless, LLC, Site ID: SYSYR00254A; in the Town of Lancaster, New York, and

**WHEREAS**, persons for and against such Special Use Permit have had an opportunity to be heard, and

**WHEREAS** the Town, acting as Lead Agency under the State Environmental Quality Review Act (“SEQRA”) has identified the relevant areas of environmental concern and determined the action to be a Type II action under SEQRA.

**NOW, THEREFORE,**

**BE IT RESOLVED**, that pursuant to Chapter 400-Zoning, Article IX Communication Towers, § 400-43 Co-locating antennas, of the Town Code of the Town of Lancaster, the Lancaster Town Board does hereby approve a Special Use Permit for **Donald Carpenter**, on behalf of **Dish Wireless, LLC** for the Telecommunications Tower Co-location of antennas and ancillary telecommunications equipment for a new carrier to be placed on the current tower located at Mohawk Place (SBL No. 104.08-4-25) (Up State Tower Site Buf-602B) which will be identified as Dish Wireless, LLC, Site ID: SYSYR00254A, in the Town of Lancaster, New York, subject to the applicable terms and conditions as set forth in Article IX Communications Towers and § 400-78 Special use permits with the following condition:

- A copy of the FCC License must be on file with the Town Clerk pursuant to § 400-46 (A)(9).

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

COUNCIL MEMBER BURKARD	VOTED
COUNCIL MEMBER DICKMAN	VOTED
COUNCIL MEMBER LEARY	VOTED
COUNCIL MEMBER MAZUR	VOTED
SUPERVISOR RUFFINO	VOTED

August 8, 2022



THE FOLLOWING RESOLUTION WAS OFFERED  
BY COUNCIL MEMBER MAZUR, WHO  
MOVED ITS ADOPTION, SECONDED BY  
COUNCIL MEMBER, TO WIT:

21

**WHEREAS**, on June 20, 2022, the Town Board of the Town of Lancaster has heretofore held a public hearing pursuant to Chapter 400 Zoning, Article IX Communication Towers, §400-48 Procedure, of the Code of the Town of Lancaster, upon the application of **Cassandra Darmody**, agent for **T-Mobile Northeast, LLC** for a Special Use Permit for a Telecommunications Tower Co-location of antennas and ancillary telecommunications equipment, for a new carrier to be placed on the current tower located at Mohawk Place (SBL No. 104.08-4-25) (Up State Tower Site Buf-602B) which will be identified as T-Mobile Northeast, LLC, Site ID: UP10425A; Site Name: Walden Ave, in the Town of Lancaster, New York, and

**WHEREAS**, persons for and against such Special Use Permit have had an opportunity to be heard, and

**WHEREAS** the Town, acting as Lead Agency under the State Environmental Quality Review Act (“SEQRA”) has identified the relevant areas of environmental concern and determined the action to be a Type II action under SEQR.

**NOW, THEREFORE,**

**BE IT RESOLVED**, that pursuant to Chapter 400-Zoning, Article IX Communication Towers, § 400-43 Co-locating antennas, of the Town Code of the Town of Lancaster, the Lancaster Town Board does hereby approve a Special Use Permit for **Cassandra Darmody**, agent for **T-Mobile Northeast, LLC** for the Telecommunications Tower Co-location of antennas and ancillary telecommunications equipment, for a new carrier to be placed on the current tower located at Mohawk Place (SBL No. 104.08-4-25) (Up State Tower Site Buf-602B) which will be identified as T-Mobile Northeast, LLC, Site ID: UP10425A; Site Name: Walden Ave, in the Town of Lancaster, New York, subject to the applicable terms and conditions as set forth in Article IX Communications Towers and § 400-78 Special use permits with the following condition:

- A copy of the FCC License must be on file with the Town Clerk pursuant to § 400-46 (A)(9).

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

COUNCIL MEMBER BURKARD	VOTED
COUNCIL MEMBER DICKMAN	VOTED
COUNCIL MEMBER LEARY	VOTED
COUNCIL MEMBER MAZUR	VOTED
SUPERVISOR RUFFINO	VOTED

August 8, 2022

THE FOLLOWING RESOLUTION WAS OFFERED  
BY COUNCIL MEMBER MAZUR, WHO  
MOVED ITS ADOPTION, SECONDED BY  
COUNCIL MEMBER, TO WIT:

**WHEREAS**, David Mazur, Council Member of the Town of Lancaster Town Board has recommended the appointment of Michael Reinhold as a member of the Town of Lancaster's Planning Board due to the resignation of Stanley Keysa III.

**NOW, THEREFORE,**

**BE IT RESOLVED**, that Michael Reinhold, Lancaster, NY be and is hereby appointed a member of the Town of Lancaster's Planning Board for the term commencing August 22, 2022, through December 31, 2025, thereby filling the term vacated by Stanley Keysa III, and

**BE IT FURTHER,**

**RESOLVED**, that the Supervisor of the Town of Lancaster be authorized to take all necessary action to implement the foregoing.

The question of the adoption of the foregoing resolution was duly put to vote on roll call, which resulted as follows:

COUNCIL MEMBER BURKARD	VOTED
COUNCIL MEMBER DICKMAN	VOTED
COUNCIL MEMBER LEARY	VOTED
COUNCIL MEMBER MAZUR	VOTED
SUPERVISOR RUFFINO	VOTED

August 8, 2022

THE FOLLOWING RESOLUTION WAS OFFERED  
BY COUNCIL MEMBER BURKARD, WHO  
MOVED ITS ADOPTION, SECONDED BY  
COUNCIL MEMBER, TO WIT:

**WHEREAS**, by letter dated August 2, 2022, John Trojanowsky, Executive Director of the Town of Lancaster’s Youth Bureau has requested an increase to the rate of pay in the amount of \$.80/hour for Richard Klemenz, a part-time seasonal tutor to bring his salary in alignment with other part-time seasonal Town employees, and

**WHEREAS**, a fee is charged to the students receiving tutoring services which offsets the cost of his salary.

**NOW, THEREFORE,**  
**BE IT RESOLVED**, that the rate of pay for Richard Klemenz be adjusted to \$14.00 per hour, effective August 8, 2022, and

**BE IT FURTHER,**  
**RESOLVED**, that the Supervisor of the Town of Lancaster shall be authorized to take all necessary action to implement the foregoing.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call which resulted as follows:

COUNCIL MEMBER BURKARD	VOTED
COUNCIL MEMBER DICKMAN	VOTED
COUNCIL MEMBER LEARY	VOTED
COUNCIL MEMBER MAZUR	VOTED
SUPERVISOR RUFFINO	VOTED

August 8, 2022

THE FOLLOWING RESOLUTION WAS OFFERED  
BY COUNCIL MEMBER BURKARD, WHO  
MOVED ITS ADOPTION, SECONDED BY  
COUNCIL MEMBER, TO WIT:

24

**WHEREAS**, the Lancaster Historical Society is proposing to complete needed improvements to the Lancaster District School #6 (Little Red Schoolhouse) located at 3703 Bowen Road (SBL No. 116.03-1-38) consisting of a new roof and handicap ramp, masonry remediation, and updating the current heating/cooling system on a  $\pm$  1.5 acre-parcel (the “Action”), and

**WHEREAS**, the Town Board of the Town of Lancaster (the “Town Board”) must comply with SEQRA and its implementing regulations at 6 N.Y.C.R.R. Part 617.4(b)(9) in the review of the Action, and

**WHEREAS**, the Town Board is an involved agency pursuant to SEQRA, and

**WHEREAS**, the Town Board has determined that the Action is a “Type I” action under SEQRA, requiring a coordinated review, and

**WHEREAS**, the Town Board intends to serve as the Lead Agency for the coordinated SEQRA review of the Action, and

**NOW, THEREFORE,**

**BE IT RESOLVED** by the Town Board of the Town of Lancaster that:

1. The Action is hereby determined to be a Type I action under SEQRA.
2. The Town Board hereby declares its intent to act as Lead Agency, pursuant to SEQRA, for the purpose of conducting the environmental review of the Action.
3. The Town Board hereby directs the Town Attorney to send the Notice of Intent to Act as Lead Agency to the other involved/interested agencies, pursuant to SEQRA.
4. This Resolution shall be effective immediately.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

COUNCIL MEMBER BURKARD	VOTED
COUNCIL MEMBER DICKMAN	VOTED
COUNCIL MEMBER LEARY	VOTED
COUNCIL MEMBER MAZUR	VOTED
SUPERVISOR RUFFINO	VOTED

August 8, 2022

THE FOLLOWING RESOLUTION WAS OFFERED  
BY COUNCIL MEMBER BURKARD, WHO  
MOVED ITS ADOPTION, SECONDED BY  
COUNCIL MEMBER, TO WIT:

25

**WHEREAS**, the Town of Lancaster is the owner of the Lancaster District School #6 (“Little Red Schoolhouse”) located at 3703 Bowen Road (SBL No. 116.03-1-38) and maintains the facility as part of an operations and maintenance agreement with the Lancaster New York Historical Society (“Historical Society”), and

**WHEREAS**, the Little Red Schoolhouse is in need of a new roof and handicap ramp, masonry repair work, and replacement of the current heating/cooling system to make this Historical Landmark safer and more enjoyable for the public, and

**WHEREAS**, the Erie County Department of Environment & Planning is accepting applications for a new \$25 million Cultural Capital Grant Program designed to strengthen cultural organizations in Erie County so that they can continue to be places of inspiration, education and entertainment in our community, and

**WHEREAS**, the Town, acting as Lead Agency under the State Environmental Quality Review Act (“SEQRA”) has identified the relevant areas of environmental concern and determined the action to be a Type I action under 6NYCRR Part 617.4(b)(9).

**NOW, THEREFORE,**

**BE IT RESOLVED** that the Town of Lancaster, as owner, hereby encourages the Lancaster New York Historical Society to make application to the Erie County Department of Environment & Planning for the Cultural Capital Grant Program for funding to make needed improvements to the Lancaster District School #6 (“Little Red Schoolhouse”) located at 3703 Bowen Road, and

**BE IT FURTHER,**

**RESOLVED**, that as further evidence of its role as owner of the facility and in recognition of the Town's interest in maintaining this Historic Landmark, the Town of Lancaster hereby authorizes and directs Karen Sutton, President, Lancaster New York Historical Society, to complete the necessary application, forms, etc. to be submitted to the Erie County Department of Environment & Planning for the purpose of securing this grant, and

**BE IT FURTHER,**

**RESOLVED** that the Supervisor be and hereby is authorized and directed to execute all documents pertaining to the application and acquisition of said funding, including all Grant Agreements pending review and approval by the Town Attorney.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call which resulted as follows:

COUNCIL MEMBER BURKARD	VOTED
COUNCIL MEMBER DICKMAN	VOTED
COUNCIL MEMBER LEARY	VOTED
COUNCIL MEMBER MAZUR	VOTED
SUPERVISOR RUFFINO	VOTED

August 8, 2022

THE FOLLOWING RESOLUTION WAS OFFERED  
BY COUNCIL MEMBER LEARY, WHO  
MOVED ITS ADOPTION, SECONDED BY  
COUNCIL MEMBER, TO WIT:

**WHEREAS**, Michelle Barbaro, Deputy Highway Superintendent has requested to install a 3.5-ton (42,000 btu/hr) Air Conditioning System to be located within the Town of Lancaster Library located at 5466 Broadway in the Town of Lancaster, and

**WHEREAS**, the Deputy Highway Superintendent, solicited written requests for proposals from three (3) vendors to provide and install the 3.5-ton Air Conditioning System in accordance with the Town of Lancaster’s Procurement Policy, and

**WHEREAS**, by letter dated August 2, 2022, Michelle Barbaro, has recommended that the Town of Lancaster award the project to Mollenberg-Betz, Inc., to provide and install a 3.5-ton (42,000 btu/hr) Air Conditioning System within the Town of Lancaster Library at a cost of \$11, 035.00 per their quote included with her request, and

**WHEREAS**, funding for the project is available from the Town’s 2022 Library Equipment and Buildings’ Equipment, Other Capital Outlay Budgets.

**NOW, THEREFORE,**

**BE IT RESOLVED**, that the Town Board of the Town of Lancaster hereby accepts and authorizes the Supervisor to execute the proposal to supply and install 3.5-ton (42,000 btu/hr) Air Conditioning System within the Town of Lancaster’s Library, located at 5466 Broadway, from Mollenberg-Betz, 300 Scott Street, Buffalo, New York 14204, as proposed by Deputy Highway Superintendent, Michelle Barbaro, in accordance with the quote included with her request, for an amount not to exceed \$11,035.00 and which will be paid for with funds available in the Town’s 2022 Library Equipment and Buildings’ Equipment, Other Capital Outlay Budgets.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call which resulted as follows:

COUNCIL MEMBER BURKARD	VOTED
COUNCIL MEMBER DICKMAN	VOTED
COUNCIL MEMBER LEARY	VOTED
COUNCIL MEMBER MAZUR	VOTED
SUPERVISOR RUFFINO	VOTED

August 8, 2022

THE FOLLOWING RESOLUTION WAS OFFERED  
BY SUPERVISOR RUFFINO, WHO  
MOVED ITS ADOPTION, SECONDED BY  
COUNCIL MEMBER, TO WIT:

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**WHEREAS**, due to the ever-changing costs of fossil fuels needed to operate the various Town-owned vehicles and equipment, certain Town Departments have exhausted the funds allocated for Oil and Gasoline Accounts within their respective budgets, and

**WHEREAS**, the Town of Lancaster Finance Director has requested permission to make occasional budgetary adjustments to the 2022 Adopted Budget of the Town of Lancaster by transferring funds into the Oil and Gasoline Budget accounts of Town Departments on an as-needed basis for the remainder of the 2022 calendar year.

**NOW, THEREFORE,**  
**BE IT RESOLVED**, that the Finance Director of the Town of Lancaster be and hereby is authorized and directed to make such adjustments to all Oil and Gasoline over-expended accounts from available unexpended funds within the 2022 budget on an as-needed basis for the remainder of the 2022 calendar year as follows:

**GENERAL FUND – TOWNWIDE**

**Transfer from:**  
1.909

**Transfer to:**  
Senior Center - 17610.431  
Youth Bureau - 17310.431  
Dog Control - 13510.431  
Parks Department - 17110.431

**GENERAL FUND – TOWN OUTSIDE VILLAGES**

**Transfer from:**  
2.909

**Transfer to:**  
Disaster Coordinator - 23620.431  
Safety Inspectors – 23670.431

**HIGHWAY FUND**

**Transfer from:**  
Highway Townwide – 3.909  
Highway Town outside Viillages – 13.909

**Transfer to:**  
Highway Townwide - 35120.431  
Highway Town outside Villages – 135110.431

**POLICE FUND**

**Transfer from:**  
5.909

**Transfer to:**  
53120.431

The question of the adoption of the foregoing resolution was duly put to a vote on roll call which resulted as follows:

COUNCIL MEMBER BURKARD	VOTED
COUNCIL MEMBER DICKMAN	VOTED
COUNCIL MEMBER LEARY	VOTED
COUNCIL MEMBER MAZUR	VOTED
SUPERVISOR RUFFINO	VOTED

August 8, 2022