

January 7, 2009

Planning Board Members: Stanley J. Keysa, Chairman
Rebecca Anderson
Neil Connelly
John P. Gober
Lawrence Korzeniewski
Steven Socha
Melvin Szymanski

Town Board Members: Robert H. Giza
John M. Abraham, Jr.
Daniel Amatura
Ronald Ruffino, Sr.
Donna G. Stempniak

Engineering Consultant: Robert Harris, Wm. Schutt & Associates

Town Attorney: John M. Dudziak

Highway Superintendent: Richard L. Reese, Jr.

Building & Zoning Inspector: Jeffrey H. Simme

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held on January 7, 2009. 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,

Stanley J. Keysa
Planning Board Chairman

SJK:mn
Encl.

A meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York, on the seventh day of January 2009, at 7:30P.M, and there were present:

PRESENT: Stanley J. Keysa, Chairman
Rebecca Anderson, Member
Neil Connelly, Member
John Gober, Member
Melvin Szymanski, Member

EXCUSED: Lawrence Korzeniewski
Steven Socha

ABSENT: None

ALSO PRESENT:

Town Board Members: Donna G. Stempniak

Other Elected Officials: None

Town Staff: Robert Harris, Engineering Consultant - Wm. Schutt & Associates
Jeffrey H. Simme, Building & Zoning Inspector
Nicholas LoCicero, Town Prosecutor for Town Attorney's Office
Mary Nowak, Recording Secretary

Meeting called to order by Chair Keysa at 7:33 PM.

PLEDGE OF ALLEGIANCE led by Jeffrey Simme.

Motion was made by Neil Connelly to approve the minutes from the December 17, 2008 Planning Board Meeting. Motion was seconded by John Gober and unanimously carried.

Communications:

ACTION ITEMS -

REZONE PETITION - 81 & 3 OF FLORIDA, INC. 5497 GENESEE STREET. PRESENT ZONING IS AR-AGRICULTURAL RESIDENTIAL. PROPOSED ZONING IS MFR-4 MULTI-FAMILY RESIDENTIAL DISTRICT FOUR. PROPOSED USE OF PREMISES IS CONDOMINIUM AND APARTMENT UNITS. CONTACT PERSON IS JOSEPH CIPOLLA.

Chris Andrejewski representing 81 & 3 of Florida, Inc. presented to the Planning Board the proposed rezone petition for 5497 Genesee Street. Current zoning is AR-Agricultural Residential; the proposed zoning is MFR-4-Multi-family. Mr. Andrejewski told the Planning Board that this entire parcel consisting of 69 acres is currently under contract for purchase from the Diocese of Buffalo. This proposed project will be built on 18.77 acres from Genesee Street back 1,300 feet to the creek shown on the map. The project will consist of 160 apartments located at the interior of the site with 50 townhouses along the perimeter. This project lies within the Erie County Sewer District and sewers will be brought in from Harris Hill Road. The following issues were discussed:

Drainage - This parcel is located within a 100-yr floodplain. There are both federal and NYS wetlands on the southern portion of this parcel. The buildings would need to be at least 125 feet from the wetlands boundary. Chair Keysa stated that he had observed a serious recurring flood pattern on this parcel and that a portion of this parcel will need approximately 14 feet to 15 feet of fill. He also said that fill on this site would only displace this water to another owner's yard. A very large detention basin would be necessary to hold the water from this site. No basements would be allowed in the apartments and townhouses. Town Engineer Robert Harris stated that this project will not be easy, building would require pilings to bedrock and that a significant amount of work would be necessary to reconfigure the drainage.

Proximity to quarry - Chair Keysa stated that the Town's Master Plan discourages residential building in this area due to the blasting at the nearby quarry.

Townhouse Assessments - Chair Keysa referred to com. 1-7-13 from David Marrano, Town Assessor with comments on this rezone. Chair Keysa stated that the assessment classification could be a condition of this rezone.

DETERMINATION

The applicant requested this project be tabled to the next Planning Board Meeting on January 21, 2009, at which time the applicant will address the comments made by the Planning Board. A motion to adjourn this project to the January 21, 2009 Planning Board meeting was made by Melvin Szymanski. Motion seconded by John Gober and unanimously carried.

MONROE COUNTY PARKING STUDY SUMMARY - This item was discussed at the Planning Board meeting on December 3, 2008, and tabled to the Planning Board meeting on January 7, 2009 for further discussion. The following land uses were revisited for further discussion. The Planning Board made the following tentative determinations:

<u>Land Use</u>	<u>Determination</u>
Funeral Homes	25 spaces/parlor with a minimum of 35 spaces
Donut/Coffee Shops without drive thru (Currently none in the Town or Village)	No consensus
Donut/Coffee Shops with drive thru	1 space/100 sq.ft. up to 25 spaces with a minimum not to exceed 30 spaces (Pertains to new projects) Need to address traffic stacking requirements
Home Improvement Stores	1 space /200sq. ft.
Shopping Centers, Supermarkets, & Big Box Stores	<30,000 sq.ft. = 1 space/200 sq.ft. 30,000 sq. ft - 60,000 sq.ft. = 150 spaces plus 1 space/300 sq.ft. 60,000 sq.ft.- 90,000 sq.ft. = 250 spaces plus 1 space/400sq.ft. >90,000 sq.ft. = 325 spaces plus 1 space/500 sq.ft.
Hotels without restaurant/banquet facilities	1 space per rentable room.
Hotels with restaurant /banquet facilities	1 space/room and 1 space/3 seats in banquet facilities
<u>New Category</u> - General Retail	1 space/200 sq.ft.

Chair Keysa asked that Building Inspector Jeffrey Simme check into information regarding parking spaces for movie theaters. Jeff will also check what formula was used for parking requirements at Kohl's Department Store on Transit Road in Lancaster.

The Planning Board will discuss stacking lanes for donut/coffee shops with drive thru at a future Planning Board meeting.

OTHER MATTERS - None

At 9:18PM John Gober made a motion to adjourn the meeting. Motion seconded by Neal Connelly and

unanimously carried.