

January 21, 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 21, 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 twenty-first day of January 2009, at 7:30P.M, and there were present:

PRESENT: Stanley J. Keysa, Chairman
Rebecca Anderson, Member
Neil Connelly, Member
Lawrence Korzeniewski, Member
Steven Socha, Member
Melvin Szymanski, Member

EXCUSED: John Gober

ABSENT: None

ALSO PRESENT:

Town Board Members: None

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 7:30 PM.

PLEDGE OF ALLEGIANCE led by Robert Harris.

Motion was made by Neil Connelly to approve the minutes from the January 7, 2009 Planning Board Meeting with the following correction: "ACTION ITEM - Drainage - This parcel is located within a 100-yr. floodplain. There are both federal and NYS wetlands on the southern portion of this parcel. Chair Keysa stated that there is a serious flood pattern on this parcel at the present time and that a portion of this parcel will need approximately 14 feet to 15 feet of fill. He also said that building 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 and that a significant amount of work would be necessary to reconfigure the drainage. The detention basin would need to be at least 125 feet from the State wetlands boundary." Motion was seconded by Rebecca Anderson and unanimously carried.

COMMUNICATIONS

ACTION ITEMS -

SITE PLAN REVIEW - 4899 TRANSIT ROAD, SOUTH OF WILLIAM STREET. THREE TO FOUR PROFESSIONAL BUILDINGS, PHASE 1 IS A 9,000 SQ.FT. MEDICAL OFFICE BUILDING. PROJECT NO. 8685. CONTACT PERSON: JOHN A DZIK FOR KANGAROO LLC.

Robert Gill, architect, and Dr. John Dzik, owner, presented to the Planning Board the site plan review for a 9,000 sq. ft. medical building located at 4899 Transit Road. This project is phase 1 of a three to four professional office building project. The following issues were discussed:

Landscaping - Mr. Gill told the Planning Board that he has met with Town Arborist Mark Lubera and the site plan now shows additional trees along the south border of this parcel.

Detention pond - The detention pond shown on the site plan has been sized for the entire site.

Parking - The number of parking spaces has been calculated for the entire project plus an additional 20 spaces.

Wetlands - Dr. Dzik told the Planning Board that the wetlands on this parcel were delineated in 1999, and that a wetlands permit was issued at that time.

Fire protection - Mr. Gill stated that a fire protection hydrant will be located at the center of the entire site.

Easement - The Planning Board questioned how the Town will access an adjacent wetlands through this property. Dr. Dzik told the Planning Board that there is a 60-ft. strip along the detention basin to provide access to the adjacent wetlands. Chair Keysa stated that the Town Attorney's office will need to check that the easement is in place. Building Inspector Jeffrey Simme to provide Town Attorney's office with a map of this parcel to clarify easement situation.

Lighting - Light pole details must be shown on site plan. Light standards not to exceed 15 feet.

Town Engineer Robert Harris stated that water pressure calculations must be submitted, and that a sediment erosion plan for the ditch on the south border of this parcel needs to be provided.

DETERMINATION

Based on the information presented to the Planning Board, a motion was made by Melvin Szymanski to recommend approval of the site plan to the Town Board with the following conditions: 1.) Clarification regarding access to 60-ft. easement to be made by Town Attorney's office. 2.) Light standards not to exceed 15-ft. 3.) Water pressure calculations to be provided to Town Engineer. 4.) Sediment erosion plan for the ditch along the south border to be provided to Town Engineer. Motion seconded by Lawrence Korzeniewski and unanimously carried.

MONROE COUNTY PARKING STUDY SUMMARY - This item was discussed at the Planning Board meeting on January 7, 2009, and tabled to the Planning Board meeting on January 21, 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>
Convenience Store w/gas station	Sufficient spaces for vehicles at pump, plus 12 spaces; plus 2 additional spaces /garage bay
Donut/Coffee Shops with drive-thru	1space/100 (net) sq.ft. up to 25 space maximum. For stacking lane: minimum 16 spaces
Donut/Coffee Shops without drive thru (Currently none in the Town or Village)	1 space/100 (net) sq.ft. up to 25 space maximum
Fitness Center	1 space/100 (gross) sq.ft.
Home Improvement Stores	1 space /200 (net) sq. ft.
Office, Medical, Dental	1 space/270 (gross) sq.ft. with a minimum of 8 spaces
Pharmacies w/drive-thru	1 space/300 sq.ft. or a maximum of 30 spaces up to 15,000 sq.ft.
Department Stores & Big Box Stores & Supermarkets	<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.
General Retail - (new category)	1 space/200 (net) sq.ft.

Chair Keysa asked that Building Inspector Jeffrey Simme check into information regarding parking spaces for movie theaters. Jeff will check the codes that were used for seating & parking for FLIX Theater and IMAX Theater. The Planning Board will discuss parking for theaters at the next Planning Board meeting.

OTHER MATTERS - None

At 8:34PM Neal Connelly made a motion to adjourn the meeting. Motion seconded by Rebecca Anderson and unanimously carried.