

March 18, 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 March 18, 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 eighteenth day of March 2009, at 7:30P.M, and there were present:

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

EXCUSED: None

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 7:35 PM.

Pledge of Allegiance led by William Tuyn of Greenman-Pedersen.

Minutes - Motion was made by Steven Socha to approve the minutes from the March 4, 2009 Planning Board Meeting with the following corrections: ACTION ITEMS -

- 1.) SITE PLAN REVIEW-81 & 3 OF FLORIDA, INC., 5497 GENESEE STREET - Water lines & sewer lines - Installation of water and sewer lines would be within bedrock.
- 2.) INFORMAL DISCUSSION - SENIOR LIVING DEVELOPMENT EAST OF BOWEN ROAD, SOUTH OF WILLIAM STREET - Sewers - Sewers are currently in place at Schoolhouse Common (Old Schoolhouse Road). Motion seconded by Lawrence Korzeniewski and unanimously carried.

Administrative Item - Robert Harris presented an updated sewer district map; Chair Keysa asked that Member Rebecca Anderson file the updated map in the Planning Board library.

ACTION ITEMS -

REZONE PETITION - PLEASANT MEADOWS ASSOCIATES, LLC, 3830, 3840 AND 3860 WALDEN AVENUE. PRESENT ZONING IS RCO-RESIDENTIAL COMMERCIAL OFFICE DISTRICT. PROPOSED ZONING IS MFR-4-MULTI-FAMILY RESIDENTIAL DISTRICT 4. PROPOSED USE OF PROPERTY IS APARTMENTS INCLUDING A SENIOR APARTMENT BUILDING AND CLUBHOUSE/RECREATION BUILDING. CONTACT PERSON IS KENNETH C. ZOLLITSCH OF GREENMAN-PEDERSEN, INC.

William Tuyn, Greenman-Pedersen, Daniel Rawlins, David DiPaulo of Marrano Marc/Equity, and Architect Phil Silvestri presented to the Planning Board the proposed rezone petition for a 37-acre section of Pleasant Meadows located at 3830, 3840, and 3860 Walden Avenue from RCO to MFR-4. The proposed use of this property is for apartments including a senior apartment building and clubhouse/recreation building. This plan is basically the same as the concept plan which was previously presented to the Planning Board with the additional connection.

Wetlands - Mr. Tuyn told the Planning Board that the 60-ft. mitigated wetland buffer area along the east side of this project has been constructed. He also stated that the greenspace wetland area will be dedicated to the Town. The 100-ft. adjacent area to the north of the project will be left as an undisturbed buffer.

SEQR - Councilmember Donna Stempniak questioned how this project will impact the original SEQR. Mr. Tuyn stated that this rezone will result in a less intensive use of this section of the parcel and will fall well below the impact level.

Fire access road - Mr. Tuyn told the Planning Board that the fire access road shown on the plan will be paved. Building Inspector Jeffrey Simme suggested that a more direct fire access road be designed for this project.

Adjacent land - Chair Keysa referred to com. 3-18-01 from Attorney Gary Schaff, owner of land adjacent to 3830, 3840 & 3860 Walden Ave. Mr. Schaff is supporting the rezone but also requested that access be provided to his adjacent land. Mr. Tuyn explained to the Planning Board that the 60-ft. mitigated wetland buffer area along the east side of this project has been constructed, and NYSDEC will not allow any construction in this area. As a result, access cannot be provided to Mr. Schaff's property.

DETERMINATION

Based on the information presented to the Planning Board, a motion was made by Steven Socha to

recommend approval of the rezone petition to the Town Board. Motion seconded by John Gober and unanimously carried.

OTHER MATTERS - None

At 8:01PM Melvin Szymanski made a motion to adjourn the meeting. Motion seconded by Rebecca Anderson and unanimously carried.