

June 3, 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 June 3, 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 third day of June 2009, at 7:30P.M, and there were present:

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

EXCUSED: Steven Socha, Member

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 7:34 PM.

Pledge of Allegiance led by Council Member Donna Stempniak

Minutes - Motion was made by Lawrence Korzeniewski to approve the minutes from the May 20, 2009

Planning Board Meeting with the following correction: ACTION ITEM: VINE SUBDIVISION - SKETCH PLAN REVIEW - The following issues were discussed: SEQRA SEGMENTATION. Motion seconded by Neil Connelly and unanimously carried.

### **ACTION ITEMS** -

SKETCH PLAN REVIEW - "VINE SUBDIVISION", 10 SINGLE-FAMILY DWELLING LOTS, LOCATED ON THE NORTH SIDE OF SUMMERFIELD DRIVE. PROJECT NO. 6769. CONTACT PERSON: DR. CHRISTOPHER BALDWIN

This project was adjourned at the May 20, 2009 Planning Board meeting. Applicant to address issues raised at that meeting.

Attorney John Garas and Anthony Marino of Tredo Engineering presented to the Planning Board the sketch plan for a 10 single-family lot subdivision located on the north side of Summerfield Drive. The subdivision is located on a 2.5 acre parcel that was part of a 58-acre parcel purchased by Vine Wesleyan Church. The lots will be sold off and not church owned. Lot sizes have been increased to 75' X 140'. A detention basin is shown on the corner lot at Bowen Road and Summerfield Drive. The following issues were addressed:

SEQRA Segmentation - Chair Keysa referred to com. 6-3-22 transmitting the response from NYSDEC withholding lead agency designation for the entire parcel. A meeting will need to be scheduled with members of the church, Town officials and NYSDEC to discuss the conceptual plan and timed development of this property.

Town exception - Mr. Garas told the Planning Board that the exception owned by the Town on Summerfield Drive can be handled in one of the following ways: 1.) The Town can enter into a contract to sell the property, subject to permissive referendum; 2.) The Town can add this property to the existing right-of-way; 3.) The Town can declare this property surplus property and put it up for bid.

Lot #3 - The sketch plan now shows a 75' wide access at lot #3. Chair Keysa stated that the standard width of corner lots is 85'. Mr. Marino stated that if a road is constructed in the future, this would result in the corner lots on both sides of the street being non-conforming lots. The Planning Board stated that this situation will need to be looked into.

Drainage easement - The sketch plan shows the drainage easements have been increased to 15'.

Lot size - The sketch plan shows the size of the building lots to be increased to 75' X 140'.

### DETERMINATION

At the request of the applicant, this project is tabled to the next Planning Board meeting on June 17, 2009, for further revision. Applicant to meet with Town Attorney and Steven Doleski, NYSDEC to discuss the SEQRA segmentation issue. Motion to table was made by Rebecca Anderson, seconded by Lawrence

Korzeniewski and unanimously carried.

**“PLEASANT HEIGHTS” SUBDIVISION - FINAL UPDATED PLAN FOR 8 SINGLE-FAMILY LOTS, SOUTHWEST CORNER OF PLEASANTVIEW DRIVE & FORTON DRIVE. PROJECT NO. 3358 CONTACT PERSON: WILLIAM BOSSE**

Mr. William Bosse presented to the Planning Board the final updated plan for 8 single-family homes located at the southwest corner of Pleasantview Drive and Forton Drive. Mr. Bosse explained to the Planning Board that this project was approved by the Planning Board in 2004. In 2005, Mr. Bosse submitted a plan for a 36-home subdivision behind the existing church across from Lancaster High School on Forton Drive. Since that time, the church has exercised its option to buy the land on Forton Drive. Mr. Bosse is now re-submitting the original plan which was approved in 2004. The following issues were addressed:

Turnarounds in driveways - All driveways will have turnarounds.

Setbacks - All homes will have a 50' setback.

Sidewalks - 5' sidewalks must be shown on the plan. Corner lot will have sidewalks along Pleasantview Drive and along Forton Drive.

Sanitary sewers - Location of sanitary sewers has been resolved.

Drainage - A drainage basin has been added to the 2004 original plan. Town Engineer Robert Harris stated that he is satisfied with the drainage basin.

Traffic study - A traffic study was required for the 2005 project. No traffic study is required for this plan.

SEQR - A negative declaration was received on 3/15/04 for the original plan. Planning Board stated that the original plan should be reaffirmed.

## DETERMINATION

Based on the information provided to the Planning Board, a motion was made by Lawrence Korzeniewski to recommend approval of the preliminary plat plan to the Town Board. Motion seconded by Melvin Szymanski and unanimously carried.

**SITE PLAN - TROCAIRE COLLEGE SCHOOL OF HOSPITALITY & BUSINESS ADDITION, 6681 TRANSIT ROAD. 7,000 SQ. FT. SECOND-STORY ADDITION. PROJECT #5001. CONTACT PERSON: JONATHAN CLAEYS OF CJS ARCHITECTS.**

Mr. Jonathan Claeys of CJS Architects presented to the Planning Board the site plan for a 7,000 sq. ft. second-story addition to the existing 7,000 sq. ft. one-story building located at 6681 Transit Road. The site plan shows two stair towers: one located at the north end and one located at the south end of the building. A new elevator will be installed within the existing footprint. The existing dumpster will be

moved to the north. The existing parking will remain since the original plan provided parking for a second story. Improvements will be made to the existing sidewalks. Mr. Claeys stated the existing landscaping will remain. The Planning Board stated that the landscaping must be shown on the site plan. Town Engineer Robert Harris stated that there will be a change in water service and that the plumbing drawings (backflow plan) must be approved by Erie County Water Authority.

#### DETERMINATION

Based on the information provided to the Planning Board, a motion was made by Rebecca Anderson to recommend approval of the site plan to the Town Board with the following conditions: 1.) Site plan to show backflow plan. 2.) Existing landscaping to be shown on site plan. Motion seconded by Neil Connelly and unanimously carried.

#### OTHER MATTERS -

A motion was made by Lawrence Korzeniewski to recommend a Town Board resolution congratulating Planning Board Member John Gober on his recent retirement from the Planning Board and thanking him for his many years of service to the Town of Lancaster. The motion was unanimously seconded by all the Planning Board Members, Council Member Donna Stempniak, Town Engineer Robert Harris, Town Building Inspector Jeffrey Simme, Town Prosecutor Nicholas LoCicero, and Recording Secretary Mary Nowak.

At 8:35 PM Melvin Szymanski made a motion to adjourn the meeting. Motion seconded by Rebecca Anderson and unanimously carried.