

October 21, 2009

Planning Board Members: Stanley J. Keysa, Chairman
Rebecca Anderson
Neil Connelly
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

Deputy Highway Superintendent: Louis Cacciotti

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 October 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

October 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: 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
Mary Nowak, Recording Secretary

Meeting called to order by Chair Keysa at 7:30 PM.

Pledge of Allegiance led by Member Neil Connelly.

Minutes - Motion was made by Steven Socha to approve the minutes from the July 15, 2009 Planning Board Meeting. Motion seconded by Neil Connelly and unanimously carried.

Administrative Items - Chair Keysa told the Planning Board that Member Neil Connelly has been officially re-appointed to the Town of Lancaster Planning Board for the period of January 1, 2009 to December 31, 2015. (Com. 10-21-24)

2010 Budget - Following a brief discussion regarding the Planning Board Budget for 2010, the Planning Board requested that a resolution be prepared recommending that the 2010 annual salaries for the members of the Town of Lancaster Planning Board remain the same as the 2009 annual salaries. A motion was made by Neil Connelly, seconded by Rebecca Anderson, and unanimously carried.

ACTION ITEMS -

REZONE PETITION -LANCASTER LAND, L.P., 00 PAVEMENT ROAD. PRESENT ZONING IS MFR-4 MULTIFAMILY RESIDENTIAL DISTRICT 4. PROPOSED ZONING IS R-2 RESIDENTIAL DISTRICT TWO. PROPOSED USE OF PARCEL IS 21 SINGLE-FAMILY DWELLING LOTS. CONTACT PERSON IS MICHAEL CONNORS.

Michael Connors of Clover Management presented to the Planning Board the rezone petition for the 18-acre parcel located at 00 Pavement Road north of the Affordable Senior Housing Project. The current zoning is MFR-4 - multifamily residential district four. The proposed zoning is R-2 - residential district two. The proposed use is for 21 single-family dwelling lots. Mr. Connors stated that this project was before the Planning Board on February 4, 2009, at which time the Planning Board recommended that Mr. Connors make an application to rezone this portion of the parcel to R-2 zoning and include the proper description. Mr. Connors also asked that the two conditions previously placed on this portion of the parcel be lifted concerning interconnectivity with the senior housing project and age restriction.

The plan shows 21 single-family dwelling lots with the implementation of a cul-de-sac. The ingress/egress on Pavement Road will be directly across from Muirfield Drive. Six lots will front on Pavement Road. Sewers will be brought in from Broadway. Mr. Connors also told the Planning Board that this project will encroach very little on the floodplain. Member Anderson stated that the requirement is a 25-foot setback from any wetland boundary.

Wet pond - This project will have a wet pond that will be owned by the homeowners. A 15-foot easement is required around the wet pond to allow for the Town to maintain it. Member Anderson stated that the requirement is 25-foot setback from any wetland boundary.

Property survey - Town Engineer Robert Harris stated that a property survey prepared by a surveyor and stamped must be submitted for this project.

The Planning Board made the following recommendations for site plan:

T-turnarounds - The six (6) homes fronting on Pavement Road should have T-turnarounds in the driveways for safety.

Sidewalks - The plan shows sidewalks throughout this project including in front of the six (6) homes on Pavement Road. The Planning Board recommended that sidewalks be put in on Pavement Road along the senior housing project to connect with this project.

DETERMINATION

Based on the information presented to the Planning Board, a motion was made by Melvin Szymanski to recommend approval of the rezone to the Town Board with the following conditions: 1.) Previous age limit condition on this project to be lifted. 2.) Previous interconnectivity condition on this project to be lifted. 3.) Applicant to provide Town Board with property survey prepared by a licensed surveyor and stamped. Motion seconded by Lawrence Korzeniewski and unanimously carried.

INFORMAL PRESENTATION - POSSIBLE SUBDIVISION BEHIND THE KNIGHTS OF COLUMBUS ON BROADWAY. CONTACT PERSON: CLIFORD CRUMM OF GREENMAN-PEDERSEN, INC.

Leanne E. Voit of Greenman-Pedersen, Inc. presented to the Planning Board the informal plan for a possible subdivision to be located behind the Knights of Columbus on Broadway, between Pavement Road and Schwartz Road. This 76-acre parcel would be for a 140 single-family home subdivision. Lot sizes would be 75' X 130'. Current zoning is agricultural/residential. Ms. Voit stated the following:

Wetlands - Portions of this parcel lie within the 100-year floodplain of Plumb Bottom Creek and the floodplain of an unnamed tributary of Cayuga Creek. Although there will be 100-ft. buffers, this parcel will need to be reevaluated for wetlands.

Archeological Study - This parcel is not within an archeologically sensitive area.

Sewer lines - This parcel lies outside the sewer district. A request will need to be made to either enlarge Sewer District #4, or make an out-of-district request. Sewers would need to be brought up along Broadway from Sawgrass Lane and extend to this subdivision. Ms. Voit told the Planning Board that the petitioner has been asked by Erie County Sewer District 4 Board of Managers to obtain comments from the Town Planning Board prior to any further review of this project. The majority of the Planning Board did not have any concerns with this project. Member Anderson stated that she feels that any building outside of the sewer district, other than one home on a single lot, is sprawl and she is not in favor of the project.

The Planning Board suggested that lot #43 remain 75' wide for a possible future stub street to the west in the event of future development.

INFORMAL DISCUSSION - REVISED CONCEPT PLAN FOR A SUBDIVISION NEAR FOX VALLEY COUNTRY CLUB. CONTACT PERSON: JEFFREY PALUMBO

The Fox Valley Estates Subdivision project was approved in 1994.

Roland George of Damon-Morey and John Senay, engineer presented to the Planning Board the informal concept plan for a subdivision to be located near Fox Valley Country Club. This 98-acre parcel lies south of the Fox Valley Country Club, north of Peppermint Road, and west of Ransom Road. The previously approved plan showed 71 single-family homes and 160 townhouses. The revised concept plan shows 68 single-family homes and 160 townhouses. Mr. George stated that .75 acres of wetlands would be disturbed. The following issues were discussed:

Wetlands - Mr. George told the Planning Board that the Army Corp of Engineers has done a delineation of this project and that he is waiting for their final letter. As per NYSDEC, there are no NYS wetlands on this parcel.

Sewer lines- Mr. George stated that this project is within Sewer District #4. He also said that under the direction of Erie County Dept. of Sewer Management, this project will require an on-site pump station with a generator, since the sewers cannot be done by gravity.

SEQR - Council Member Donna Stempniak asked whether this project will require another SEQR to be done. Mr. George stated that this project stayed within the frame of the original EIS.

Emergency access - The Planning Board stated that this project will need access in both directions for emergency vehicles. The north access would be at the rear of Fox Valley Country Club. Mr. George told the Planning Board that Fox Valley Country Club does not want the interconnectivity. The Planning Board stated that recent flooding at the bridges on Fox Valley Country Club property indicate that a connection is needed for control and safety. Mr. George stated that he is open to discussion with the Country Club regarding a connection.

The Planning Board requested that the Town Clerk's office bring up the Fox Valley Estates Subdivision project file as active.

OTHER MATTERS - None

At 8:50 PM Melvin Szymanski made a motion to adjourn the meeting. Motion seconded by Neil Connelly and unanimously carried.