



August 3, 2016

# Town of Lancaster

## TOWN PLANNING BOARD

21 Central Avenue  
LANCASTER, NEW YORK 14086

Planning Board Members:

Neil Connelly, Chairman  
Rebecca Anderson  
Anthony Gorski  
Joseph Keefe  
Lawrence Korzeniewski  
Kristin McCracken  
Melvin Szymanski

Town Board Members:

Johanna Metz-Coleman, Supervisor  
John M. Abraham, Jr.  
Dawn Gaczewski  
Ronald Ruffino, Sr.  
Matthew Walter

Engineering Consultant:

Robert Harris, Wm. Schutt & Associates

Town Attorney:

Kevin E. Loftus

Town Highway Superintendent:

Daniel J. Amatura

Building & Zoning Inspector:

Matthew Fischione

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held August 3, 2016. 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,

Neil R. Connelly  
Planning Board Chairman

NRC:cm

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 3<sup>rd</sup> day of August 2016 at 7:00 P.M. and there were present:

PRESENT: Neil Connelly, Chairman  
Rebecca Anderson, Member  
Anthony Gorski, Member  
Joseph Keefe, Member  
Lawrence Korzeniewski, Member  
Kristin McCracken, Member  
Melvin Szymanski, Member

EXCUSED: None

ABSENT: None

ALSO PRESENT:

Town Board Members: John M. Abraham, Jr.  
Dawn Gaczewski

Other Elected Officials: None

Town Staff: Robert Harris, Engineering Consultant-Wm. Schutt & Assoc.  
Kevin E. Loftus, Town Attorney  
Matthew Fischione, Code Enforcement Officer  
Cynthia Maciejewski, Recording Secretary

Meeting called to order by Chair Connelly at 7:00 P.M.

Pledge of Allegiance led by Councilman Abraham.

Minutes - A motion was made by Rebecca Anderson to approve the minutes from the July 20, 2016 Planning Board Meeting with the addition of a fourth condition to the Angry Buffalo-Rose Garden project, Property must be rezoned to GB-General Business. Motion seconded by Kristin McCracken and unanimously carried.

Town of Lancaster Planning Board  
Communications List  
August 3, 2016

- 8.03.01 SEQR response dated 7/08/16 from NYSDEC regarding Russel's building addition.
- 8.03.02 SEQR response dated 7/26/16 from NYSDOT regarding Upstate Tower-Mohawk/Juniper.
- 8.03.03 SEQR response dated 7/26/16 from NYSDOT regarding Upstate Tower-South Penora.
- 8.03.04 SEQR response dated 7/27/16 from NYSDOT regarding Russel's building addition.
- 8.03.05 Letter from Robert Harris, Town Engineer, dated 7/27/16 with comments on Apple Rubber expansion.
- 8.03.06 Letter from Robert Harris, Town Engineer, dated 7/27/16 with comments from on Autowave facility.
- 8.03.07 Letter from Robert Harris, Town Engineer, dated 7/27/16 with comments on Precision Scale & Balance.
- 8.03.08 Memo dated 7/29/16 from Mark Lubera, Park Crew Chief, recommending 10 trees at 12' intervals for the Apple Rubber expansion.
- 8.03.09 Memo dated 7/29/16 from Mark Lubera, Park Crew Chief, stating no issues for the Precision Scale & Balance addition.
- 8.03.10 Letter dated 7/20/16 from Candace Paolini, 202 Enchanted Forest S. asking for assistance regarding an adequate buffer between her property and the property on Slate Bottom Drive/Brookside Village Town Homes.
- 8.03.11 Copy of resolution adopted by Town Board on 8/01/16 approving site plan for Sealing Devices Manufacturing, 4400 Walden Avenue.

8.03.12 Draft of a Local Law Regulating Flag Lots provided by Charles Malcomb of Hodgson Russ LLP

## **ACTION ITEMS**

SITE PLAN REVIEW-Project #8442 AUTOWAVE LOCATED AT 1035 RANSOM ROAD. A SINGLE STORY METAL BUILDING WITH THREE BAYS FOR TRUCK REPAIRS AND A SMALL OFFICE.

Tommaso Briatico, Architect, presented a 4,800 sq. ft. building with 6,525 sq. ft. asphalt and 27,438 sq. ft. gravel parking lot. The remainder of the lot will be left untouched. Contact has been made with the neighbors in which the tenant to the north was noncommittal while the business to the south was very supportive.

Landscaping- Existing vegetation will be kept and 6 silver maples will be added. A landscape plan was submitted but there has not been a response from Mark Lubera.

Bio-retention area-Due to the site development being under one acre there is more flexibility as to the type of plants in the bio-retention area. Additional information needs to be submitted for Robert Harris. Agency reviews are needed from the Erie County Water Authority and the Erie County Health Department.

Outdoor storage- There will be no outside storage of parts and pieces. Vehicles will be parked outside if waiting for a part or service.

Lighting- Wall pack light fixtures will be on the outside of the building directed downward. No light poles will be installed in the parking lot.

Fence- The owner is interested in fencing the entire parcel with a 6' high stockade fence. There was a concern about the maintenance of the fence over time. It was preferred that only the developed area be fenced and all fencing would have to meet code and be permitted.

## **DETERMINATION**

Based on the information presented to the Planning Board, a motion was made by Lawrence Korzeniewski to recommend approval of the site plan to the Town Board with the following conditions:

1. Engineering issues must be responded to and resolved
2. Fence plans need to be finalized
3. Landscape plan needs approval
4. No outdoor storage of any vehicle parts, waste oil, tires, supplies or materials
5. Special Use Permit is required for Automotive Use

Motion seconded by Rebecca Anderson and unanimously carried. Roll call vote as follows:

Chairman Connelly-Yes	Lawrence Korzeniewski-Yes
Rebecca Anderson-Yes	Kristin McCracken-Yes
Anthony Gorski-Yes	Melvin Szymanski-Yes
Joseph Keefe-Yes	

SITE PLAN REVIEW-PROJECT #2562 APPLE RUBBER LOCATED AT 204 CEMETERY ROAD. SINGLE STORY 18,888 SQ FT. MANUFACTURING FACILITY INCLUDING AN OFFICE AREA WITH PARKING FOR 43 VEHICLES.

Elizabeth A. Reilly-Meegan and Pradeep Simlote of DiDonato Assoc. presented the proposed building which will be located south of the existing facility. Two parcels will be combined and a new survey submitted. The appearance will be of a medical campus with a very clean look.

Lighting- Lighting will be provided and will be facing downward so that it does not shine to neighboring properties.

Landscaping- An earth berm with 10 trees at 12' intervals will be installed to shield the building and the existing woods will remain as is. Additional trees requested by Mark Lubera will be provided. The building is plotted 90' from the nearest neighbor and 75' from the road.

Signage-Signage will be changed to provide direction and refer to the facility as a "campus".

Parking lot- One additional curb cut will be necessary. An access road will be provided around the campus with travel in both directions. Traffic for shipping is predominately a FedEx truck to pick up packages when scheduled. Nitrogen will be stored outside of the building on the south side of the site and enclosed by a block wall.

Drainage- A retention area will be at the rear of the property. Details of the Storm Water need to be provided.

## **DETERMINATION**

Based on the information presented to the Planning Board, a motion was made by Joseph Keefe to recommend approval of the site plan to the Town Board with the following conditions:

1. An updated survey must be submitted showing the two parcels combined as one
2. Engineering report and drawings to address engineering concerns and including information on interior sprinkler and SWPPP information must be submitted
3. Landscape plan to be adjusted as per memo from Mark Lubera

Motion seconded by Anthony Gorski and unanimously carried. Roll call vote as follows:

Chairman Connelly-Yes	Lawrence Korzeniewski-Yes
Rebecca Anderson-Yes	Kristin McCracken-Yes
Anthony Gorski-Yes	Melvin Szymanski-Yes
Joseph Keefe-Yes	

SITE PLAN REVIEW-PROJECT #5281 PRECISION SCALE & BALANCE LOCATED AT 140 ROTTECH DRIVE. SINGLE STORY ADDITION OF 12,935 SQ FT. TO EXISTING BUILDING FOR SHOP SPACE AND WAREHOUSE STORAGE.

Michael Berger, Architect presented the project stating that the business is bursting at the seams, therefore this additional space will expand the warehousing area to better suit the needs of the operation. Calibration and certification of scales is conducted in the climate controlled building. The addition will be located at the rear of the property and there will be additional parking for trucks. Additional property was purchased to the rear so that the driveway can be enlarged to accommodate a truck turnaround. All of the property for this project is located in the Town of Lancaster.

Landscaping- Additional landscaping will continue the look of the existing landscaping.

Engineering- A new survey will be necessary to show the additional land merged into one parcel. There is an existing hydrant for direct access but Matt Fischione will review the necessity for interior sprinklers. Drainage adjustments are necessary.

Outdoor storage- No materials will be stored outdoors. A fully enclosed dumpster area will be provided and maintained.

## **DETERMINATION**

Based on the information presented 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. Plans must comply with all engineering requirements of Robert Harris, Engineering Consultant
2. An updated stamped survey must be submitted showing the two parcels combined as one

Motion seconded by Kristin McCracken and unanimously carried. Roll call vote as follows:

Chairman Connelly-Yes	Lawrence Korzeniewski-Yes
Rebecca Anderson-Yes	Kristin McCracken-Yes
Anthony Gorski-Yes	Melvin Szymanski-Yes
Joseph Keefe-Yes	

## **DISCUSSION ITEMS**

Sealing Devices has received Town Board approval.

The communication concerning 202 Enchanted Forest is being handled by Councilman Abraham.

31 Peppermint has withdrawn their application and has a Stop Work Order. However, they are currently constructing a building. The property owner is asking for interpretation of the violations.

An Article 38 for Enterprise has been filed to nullify the conditions of the resolution approving the site plan. The developer is challenging the approval of their site plan.

The Konst property on Bowen Road is registered as a working farm. There will be a farm and a riding patch. Silt protection does need to be installed and soil stabilization must be completed.

At 8:22p.m. a motion was made by Chair Connolly to adjourn the meeting. Motion seconded by Lawrence Korzeniewski and unanimously carried.



# Town of Lancaster

## TOWN PLANNING BOARD

21 Central Avenue  
LANCASTER, NEW YORK 14086

### MEMO

TO: Honorable Town Board  
Town of Lancaster

FROM: The Town of Lancaster Planning Board

DATE: August 3, 2016

RE: Autowave

PROJECT#: 8442

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LOCATION: 1035 Ransom Road

TYPE: Site Plan Review

RECOMMENDATION: Approval

Roll call vote:

Chair Connelly-Yes

Lawrence Korzeniewski-Yes

Rebecca Anderson-Yes

Kristin McCracken-Yes

Anthony Gorski-Yes

Melvin Szymanski-Yes

Joseph Keefe-Yes

CONDITIONS: Engineering issues must be responded to and resolved  
Fence plans need to be finalized  
Landscape plan needs approval  
No outdoor storage of any vehicle parts, waste oil, tires, supplies or materials  
Special Use Permit is required for Automotive Use

COMMENTS: None



# Town of Lancaster

## TOWN PLANNING BOARD

21 Central Avenue  
LANCASTER, NEW YORK 14086

### MEMO

TO: Honorable Town Board  
Town of Lancaster

FROM: The Town of Lancaster Planning Board

DATE: August 3, 2016

RE: Apple Rubber

PROJECT#: 2562

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LOCATION: 204 Cemetery Road

TYPE: Site Plan Review

RECOMMENDATION: Approval

Roll call vote:

Chair Connelly-Yes

Lawrence Korzeniewski-Yes

Rebecca Anderson-Yes

Kristin McCracken-Yes

Anthony Gorski-Yes

Melvin Szymanski-Yes

Joseph Keefe-Yes

CONDITIONS: An updated survey must be submitted showing the two parcels combined as one  
Engineering report and drawings to address engineering concerns and including information on interior sprinkler and SWPPP information must be submitted  
Landscape plan to be adjusted as per memo from Mark Lubera

COMMENTS: None



# Town of Lancaster

## TOWN PLANNING BOARD

21 Central Avenue  
LANCASTER, NEW YORK 14086

### MEMO

TO: Honorable Town Board  
Town of Lancaster

FROM: The Town of Lancaster Planning Board

DATE: August 3, 2016

RE: Precision Scale & Balance

PROJECT#: 5281

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LOCATION: 140 Rotech Drive

TYPE: Site Plan Review

RECOMMENDATION: Approval

Roll call vote:

Chair Connelly-Yes

Lawrence Korzeniewski-Yes

Rebecca Anderson-Yes

Kristin McCracken-Yes

Anthony Gorski-Yes

Melvin Szymanski-Yes

Joseph Keefe-Yes

CONDITIONS: Plans must comply with all engineering requirements of Robert Harris,  
Engineering Consultant  
An updated stamped survey must be submitted showing the two parcels  
combined as one

COMMENTS: None