

**Johanna Coleman**

---

**From:** Jeffrey Smith [mailto:jmcoleman]  
**Sent:** Monday, September 23, 2013 2:56 PM  
**To:** jmcoleman  
**Cc:** Gerald Gill  
**Subject:** Lancaster Country Club Firework Display Application for September 28,2013

Dear Johanna,

After reviewing the fireworks display application for the Lancaster Country Club and physically inspecting the proposed site, the Police Department has no objections to the application filed pursuant to Section 3 of the Lancaster Town Code.

Lieutenant Jeffrey Smith  
Lancaster Police Department  
525 Pavement Road  
Lancaster, NY 14086  
Telephone #(716)683-2800

622

JOHANNA M. COLEMAN, TOWN CLERK  
TOWN OF LANCASTER  
21 CENTRAL AVE.  
LANCASTER, N.Y. 14086  
AREA CODE 1-716 683-9028

COPY

September 23, 2013

Matt Shaw  
Skylighters of New York Inc.  
PO Box 1357  
Orchard Park, New York 14127

Dear Mr. Shaw:

Your application for the Public Display of Fireworks permit to be conducted at The Lancaster Country Club on September 28, 2013 was approved. Enclosed is your permit for a fireworks display on September 28, 2013 between the hours of 8:00 P.M. and 9:00 P.M.

By copy of this letter I hereby direct the Town Line Fire Chief to inspect the premises wherein said display will take place to see that the execution of the work so authorized by said permit shall be done in conformity with approved plans and specifications and the existing standards, rules and regulations applicable thereto.

Sincerely yours,

OFFICE OF THE TOWN CLERK

  
Johanna M. Coleman  
Town Clerk

JMC/dm  
Encl.

cc: G. Gill, Police Chief  
Town Line Fire Chief  
J. Dudziak, Town Attorney  
Town Board

File: Permit/Fireworks Permit Letter.doc

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# Town of Lancaster

BUILDING DEPARTMENT  
21 CENTRAL AVENUE  
LANCASTER, NEW YORK 14086  
716-684-4171  
FAX 685-5317

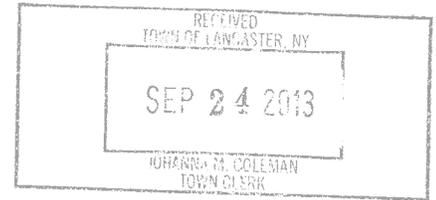
TOWN BOARD  
Supervisor  
Dino J. Fudoli

Councilmembers  
John M. Abraham, Jr.  
Mark S. Aquino  
Ronald Ruffino, Sr.  
Donna G. Stempniak

JEFFREY H. SIMME, CCI  
Building & Zoning Inspector

September 18, 2013

Honorable Town Board  
Town of Lancaster  
Lancaster, NY 14086



Re: Application for Dumping Permit  
Alvin Shrock  
Jamie Shrock  
6181 Broadway

Dear Board Members:

Upon review of the above noted site, we recommend issuance of a dumping permit for the above owner and location with the following conditions:

1. Fill shall consist of dirt. No building demolition material such as wood, asphalt shingles, asbestos tiles, etc. are permitted.
2. Access to the site shall be controlled to prevent unauthorized dumping of non-permitted material.
3. Dirt tracked on the road must be cleaned on a daily basis and more often if necessary. The Town of Lancaster Police shall stop operation immediately upon complaint of dirty road.
4. Fill area shall be graded and seeded upon completion of filling.
5. Dumping will be allowed between the hours of 7am and 8pm Monday thru Saturday. No dumping shall be allowed on Sunday.
6. Dust from the site shall also be prevented from migrating off site.
7. Fill shall only be placed in the areas which are indicated on the plot plan
8. No signage for dumping allowed

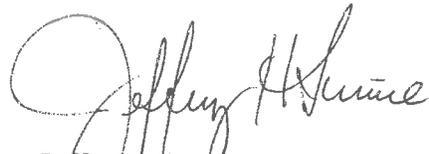
Page 2  
September 18, 2013  
6181 Broadway

9. The source of the fill is St. Adalbert's Cemetery
10. All drainage from the proposed fill area must flow to the southwest of the applicants property

If you have any questions or comments, please feel free to call.

Very truly yours,

  
Robert R. Harris, P.E.  
Town Engineer

  
Jeffrey H. Simme, CCI  
Supervising Code Enforcement Officer

cc: Johanna Coleman, Town Clerk  
John Dudziak, Town Attorney

JHS:cam



624

TC  
TB

# COUNTY OF ERIE

**MARK C. POLONCARZ**

COUNTY EXECUTIVE

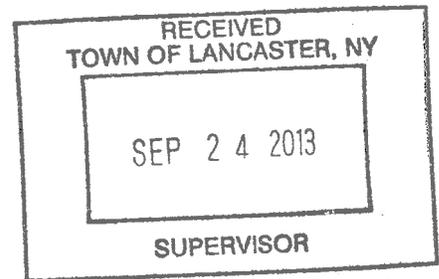
DEPARTMENT OF PUBLIC WORKS  
RATH BUILDING - 14<sup>TH</sup> FLOOR

JOHN C. LOFFREDO, P.E.  
COMMISSIONER

TELEPHONE: (716) 858-8300  
FAX: (716) 858-8303

September 19, 2013

Mr. Dino J. Fudoli  
Supervisor  
Town of Lancaster  
21 Central Avenue  
Lancaster, New York, 14086



Re: 185 Pleasant View Drive

Dear Supervisor Fudoli:

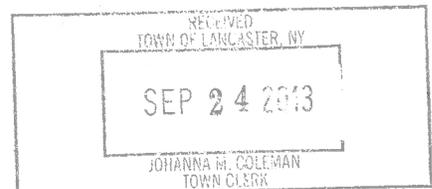
I have received your letter of September 16<sup>th</sup> transmitting a claim from Mr. Leo Wheeler at 185 Pleasant View Drive for compensation for damage to highway reflectors in front of his house. Both letters have been transmitted to the County Attorney's office for review.

Very truly yours,

JOHN C. LOFFREDO, P.E.  
COMMISSIONER OF PUBLIC WORKS

Brian A. Rose, P.E.  
Senior Project Manager

cc: William Geary, Deputy Commissioner - Highways  
Charles A. Sickler, P.E., Director of Engineering  
Kristen Walder, Assistant County Attorney  
File



**New York State Department of Environmental Conservation**

**Division of Materials Management, Region 9**

270 Michigan Avenue, Buffalo, New York 14203-2915

Phone: (716) 851-7220 • FAX: (716) 851-7226

Website: [www.dec.ny.gov](http://www.dec.ny.gov)

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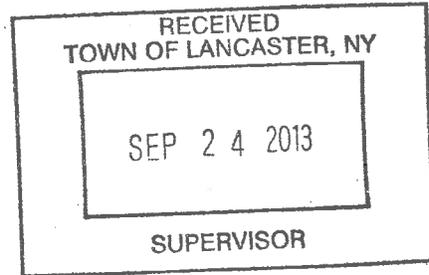


Joe Martens  
Commissioner

September 23, 2013

TC  
TB  
Highway Dept

Mr. Gunter Burkhardt  
Good Earth Organics Corporation  
5960 Broadway  
Lancaster, New York 14086



Dear Mr. Burkhardt:

**Good Earth Yard Waste Compost Facility Site Visit  
Facility # 15Y02**

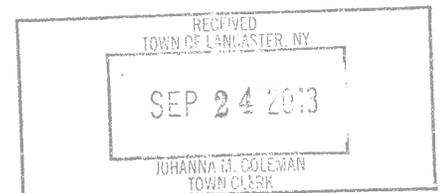
On September 18, 2013, I visited your registered yard waste compost facility located at 5960 Broadway Avenue in Lancaster, NY accompanied by Al Zylinski, Division of Air Resources, and Nancy Loster, Division of Materials Management. Please find a copy of my inspection report enclosed. This inspection was prompted by the many odor complaints from neighbors residing on Prairie Lane, off Pavement Road. Based on my observations during both this and previous inspections, the Department believes that there are ways that the operation can be improved to help alleviate the odor situation.

As we discussed, the following items must be addressed:

- Noxious Odor from Grass Clippings

Grass Clippings are notorious for noxious odors due to the high moisture content and higher nitrogen content. The moisture can cause the grass to mat down and clump up, resulting in anaerobic pockets. Due to the odor complaints we are receiving, the **grass must be incorporated into the windrows within one day of receipt**. We also discussed mixing wood chips with the grass. You must ensure that a source of wood chips is secured and accumulate a sufficient stockpile of chips for the Spring months when grass receipts are high. I suggested tipping the grass on a bed of wood chips at the "staging area." Once the windrow is constructed, another layer of wood chips should be added to completely cover the top of the windrow(s) to act as a biofilter. This should help absorb the moisture from the grass and reduce the grass odor.

Also to reiterate, when composting, the concept of carbon to nitrogen ratio is critical. According to the "Yard Waste Management, A Planning Guide for New York State" published in 1990, the recommended proportion for optimal composting is 30 parts carbon to 1 part nitrogen by weight. You are advised that your operation should be conducted in accordance with these management practices.



Mr. Gunter Burkhardt  
September 23, 2013  
Page 2

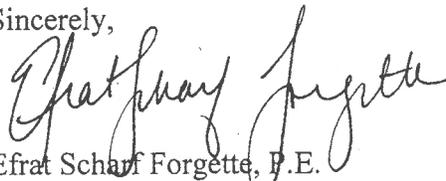
- Manure

No liquid manure, or manure from settling lagoons may be brought to the facility.

The operators are making an effort to be cognizant of wind direction and turning the windrows when it rains, or when the wind is not in the direction of the homes on Prairie Lane. The Department expects that **you will undertake the above mentioned additional measures to control odors.**

Should these measures prove to be inadequate to control odors, we will have to discuss other options such as installing a deodorizer system or perhaps a building where the grass clippings can be unloaded under vacuum pressure with an attached biofilter. I can be reached at (716) 851-7220 if you have any questions.

Sincerely,



Efrat Scharf Forgette, P.E.  
Environmental Engineer 2

ESF/ed

Enclosure

cc: Dennis R. Weiss, P.E., Acting Regional Materials Management Engineer  
Supervisor Dino J. Fudoli, Town of Lancaster  
Allen Zylinski, P.E., Division of Air Resources  
Nancy Loster, Division of Materials Management



6 NYCRR Part 360

## SOLID WASTE MANAGEMENT FACILITY INSPECTION REPORT—Continuation Sheet

(For Use at Subpart 360-2, 360-4, 360-5, 360-7, 360-8, or 360-11 Facilities)

FACILITY NAME Good Earth Organics		LOCATION 5960 Broadway Lancaster		FACILITY NO. 15Y1012	DATE 09/18/13	TIME 11:00
INSPECTOR'S NAME Etrat Forgette			CODE S	PERSONS INTERVIEWED AND TITLES Gunter & Bernard Burkhardt		
REGION 9	SHEET OF 22	CONTINUATION SHEET ATTACHED <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		WEATHER CONDITIONS Sunny 65°		UNDER ORDER <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Violations of Part 360 are Subject to Applicable Civil, Administrative and Criminal Sanctions Set Forth in ECL Article 71.  
Additional Violations May be Noted on Sheet One of this Inspection Report.

Provide site sketches, clarification, supplemental information, locations of photographs or samples and/or locations of violations.  
[Uncorrected violations must be described in detail and located on a sketch].

Grass and brush are received from (T) Cheektowaga on a daily basis. Good Earth grinds it within one day of receipt, windrows it and adds lime to top of pile. I suggested they add wood chips to the top of the windrow that may act like a biofilter. I also suggested that a layer of wood chips be spread on ground where grass is dumped. This "fresh" pile appears to be the source of odors. We discussed manure → No Lagoon + liquid manure should be accepted.

Good Earth is turning the windrows when it rains, so odors will not migrate off site.

Site looks good, No ponding at time of inspection.

*Etrat Forgette*  
Inspector's Signature

I hereby acknowledge receipt of the Facility Copy of this Inspection Report sheet.

Individual in Responsible Charge [Please print]

Signature

Date



**NEW YORK DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
DIVISION OF SOLID & HAZARDOUS MATERIALS  
6 NYCRR Part 360-5  
SOLID WASTE MANAGEMENT FACILITY INSPECTION REPORT**

[For use at Yard Waste Composting Facilities]

FACILITY NAME: <i>Good Earth Organics</i>		LOCATION: <i>5960 Broadway</i>		FACILITY ID#: <i>15Y02</i>	DATE: <i>9/18/13</i>	TIME: <i>11:00 Am</i>
INSPECTOR'S NAME: <i>Ehrat Forsette</i>		CODE: <i>S</i>	PERSONS INTERVIEWED & TITLES <i>Lawrence + Bernard Burkhardt</i>			
REGION <i>9</i>	SHEET <i>1 OF 2</i>	CONTINUATION SHEET <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	WEATHER CONDITIONS: <i>Sunny 65°</i>		UNDER ORDER <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

Violations of Part 360 are Subject to Applicable Civil, Administrative, and Criminal Sanctions Set Forth in ECL Article 71 and as Appropriate, the Clean Water and Air Acts. Additional and/or Multiple Violations May be Described on the Attached Continuation Sheet.

Items marked NI indicate No Inspection and do not mean no violation has occurred.

C NI V

**GENERAL FACILITY MANAGEMENT**

- 1. Facility is permitted , registered , exempt , or under order  and management occurs within approved area. 360-1.7(a)(1),(b), 360-1.8(h)(5)
- 2. Facility operates in accordance with pertinent operational conditions of permit, exemption, registration and/or order. 360-1.4(a)(2)
- 3. Incoming waste is monitored by a control program for unauthorized waste and solid waste material accepted are approved for management at the facility 360-1
- 4. Operator maintains and operates facility components and equipment in accordance with the permit and their intended use. 360-1
- 5. Operational Records are available where required 360-1.14 (i)
- 6. Solid waste and leachate is prevented from entering surface waters and/or ground waters. 360-1.14(b)(1)
- 7. Access to the facility is strictly and continuously controlled by fencing, gates signs, natural barriers, or other suitable means. 360-1.14(d)
- 8. Solid waste, including blowing litter, is sufficiently confined and controlled. 360-1.14(j)
- 9. Noise levels are controlled to prevent excursions above the allowable levels off-site. 360-1.14 (p)
- 10. Dust and odors are effectively controlled and does not constitute an offsite nuisance. 360-1.14(k), 360-1.14(m)

**COMPOSTING CRITERIA**

- 11. Yard Waste is located on a suitable base which ensures stability and accessibility. 360-5.7 (b) (2)
- 12. Ponding is minimized. 360-5.7 (b) (5) *No ponding today.*
- 13. Windrow construction and turning frequency are sufficient to maintain aerobic conditions and produce compost product in the desired time frame. 360-5.7 (b) (6)
- 14. Required separation distances are maintained. 360-5.7 (b) (7)
- 15. Product is not stored for longer than 24 months, unless approved by the Department. 360-5.7 (b) (13)

**MONITORING**

- 16. Yard waste is analyzed for the parameters outlined in Table 3.1 of section 360-5.10. 360-5.7 (c) (3)

I hereby acknowledge receipt of the Facility Copy of this Inspection Report Sheet

*Ehrat Forsette*  
\_\_\_\_\_  
DEC Inspector's Signature

\_\_\_\_\_  
Individual in responsible charge (Please Print)  
*No Signature Obtained*  
Signature \_\_\_\_\_ Date \_\_\_\_\_

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TOWN OF LANCASTER  
HIGHWAY DEPARTMENT  
525 PAVEMENT ROAD  
LANCASTER, NY 14086

**Daniel Amatura**  
**Highway Superintendent**  
**Tel (716)683-3426**  
**Fax (716)685-0271**

September 25, 2013

Honorable Town Board  
Town of Lancaster  
21 Central Avenue  
Lancaster, NY 14086

COMMUNICATIONS

Re: Cemetery

Dear Honorable Town Board

I received a call from Jim Allein in regards to doing work at the Cemetery. In a work session a few weeks ago the Board agreed to allow the Highway and Parks Department to do various projects for the Cemetery. Since then Jim has tried to call John Abraham as the chair of the Highway Committee to place millings in the driveway of the Cemetery. I believe it is in the best interest of the Town Board and myself to pass a resolution to perform various duties at the Cemetery so that we show openness and transparency to all Town residents. Your feedback will be greatly appreciated.

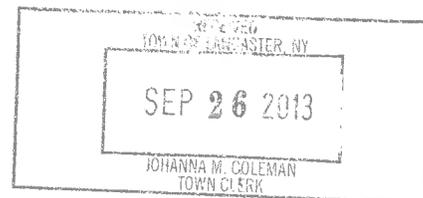
Should you require any further information, please do not hesitate to contact me.

Respectfully yours,

Daniel Amatura  
Deputy Highway Superintendent  
Town of Lancaster

DA/mb

Cc: Johanna Coleman, Town Clerk  
Dino Fudoli, Town Supervisor  
John Dudziak, Town Attorney



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**PROGRESSIVE®**

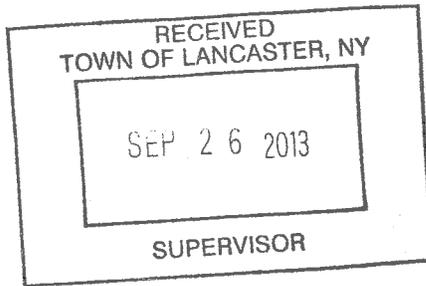
Progressive Claims Branch  
6699 Transit Rd, Ste 150  
Williamsville, NY 142217212

Telephone: 716-810-1420

Facsimile: 716-810-1496

TC  
TB

September 25, 2013



Supervisor Dino J. Fudoli  
Town Hall  
21 Central Avenue  
Lancaster, NY 14086

Dear Mr. Fudoli;

On October 26, 2013 from 11am-3pm Progressive Insurance will be holding a Pet-A-Thon in our front parking lot at 6699 Transit Road.

We will have non-for profit agencies present with small animals available for adoption. We will also have a tent set up in the parking lot with food available for sale. There will be no alcohol sold or available for consumption.

I was advised that no permit should be necessary and to send a letter to the town so you are aware of the event.

If there is anything we need to submit please let me know and I will be happy to provide that to you.

Thank You for your cooperation,

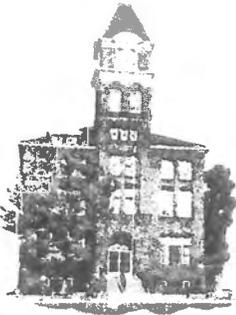
Sincerely,

  
Tim Case Ext. 716-810-1432  
Claims Representative

TRC/tc



# Town of Lancaster



## OFFICE OF THE TOWN ATTORNEY

21 Central Avenue  
Lancaster, New York 14086  
PHONE: (716) 684-3342  
FAX: (716) 681-7475  
September 25, 2013

**JOHN M. DUDZIAK**

*Town Attorney*

Mr. David Denk  
Regional Administrator  
N.Y.S. DEC  
270 Michigan Avenue  
Buffalo, New York 14203-2999

Mr. Matt Salah  
Coordinator of Construction Projects  
Division of Sewerage Management  
95 Franklin Street  
Buffalo, New York 14202

Mr. Carl Dimmig  
Erie County DPW  
Division of Highway  
95 Franklin Street  
Buffalo, New York 14202

Mr. Ed Rutkowski  
Planner  
NYS DOT  
100 Seneca Street  
Buffalo, New York 14203

Ms. Dolores Funke  
Erie County Health Department  
Rath Building, Room 931  
95 Franklin Street  
Buffalo, New York 14202

Ms. Rachel Chrostowski  
Review Planner  
Erie County DEP  
95 Franklin Street  
Buffalo, New York 14202

Re: Designation of Lead Agency  
Re-Zone from GB & A-R to M.F.R-4; +/- 10 acres for construction of 252 Apartment Units  
00 & 5828 Broadway; 116.00-1-10.1 & 116.00-1-10.2  
Town of Lancaster, County of Erie

Ladies and Gentlemen:

Please be advised that a private developer has submitted an application for the rezone of +/- 12.6 acres of land located at 00 & 5828 Broadway; 116.00-1-10.1 & 116.00-1-10.2 from GB (General Business District) & A-R (Agricultural Residential District) to Multi-family Residential District Four (MFR-4) in the Town of Lancaster and which the Town has determined to be an "Unlisted Action" under SEQRA.

The Town Board of the Town of Lancaster advised the developer that an Application and Environmental Assessment Form (EAF) was to be submitted to the Town of Lancaster in order to commence a review of the proposed project under SEQRA.

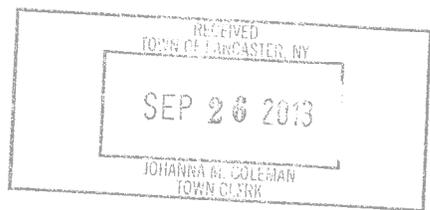
The developer has now submitted the application and EAF and the Town Board of the Town of Lancaster is now notifying all other agencies which may be involved in the approval of this project that within thirty (30) days of the mailing of the enclosed EAF, a lead agency must be designated by agreement among the agencies.

The anticipated impact of this project is primarily of local significance and the Town of Lancaster desires to act as lead agency in investigation and review of the proposed action.

Very truly yours,

John M. Dudziak  
Town Attorney  
JMD:lb

Encs.  
cc: Supervisor  
Town Clerk  
Building Inspector  
Town Engineer



Civil Engineering  
Environmental Engineering  
Municipal Engineering  
Land Surveying



Project Management  
Construction Support Services  
Landscape Architecture  
SWPPP Services

September 27, 2013

Honorable Town Board  
Town of Lancaster  
Lancaster, NY 14086

Re: Award of Contract  
2013 Sidewalk Ramp Replacement Project

Dear Board Members:

Bids for the 2013 Sidewalk Ramp Replacement Project were opened and read aloud at 10:00 AM on September 26, 2013. Nine bids were received for the project.

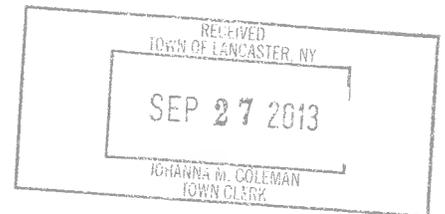
Wm. Schutt & Associates has reviewed the bid proposals and determined that the lowest bid was submitted by Surianello General Concrete Contractors, Inc., in the amount of \$56,700.00. A tabulation of the bids is attached.

Wm. Schutt has reviewed the qualifications of Surianello General Concrete Contractors, Inc., and has determined that the company has been a reputable contractor doing this type of work in Western New York. Therefore Wm. Schutt recommends, pending concurrence from the Town Attorney and the availability of funds that the construction contract for the 2013 Sidewalk Ramp Replacement Project be awarded to the lowest responsible bidder, Surianello General Concrete Contractors, Inc., 635 Wyoming Avenue, Buffalo, New York 14215 in the amount of \$56,700.00.

Respectfully submitted,

Robert R. Harris, P.E.  
Town Engineer

Cc Town Clerk  
Town Attorney



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# BID SUMMARY

TOWN OF LANCASTER Town Highway Department 2013 Sidewalk Ramp Replacement Project Bid Opening: September 26, 2013		Engineer's Estimate		Surianello General Concrete Contractors, Inc. 635 Wyoming Avenue Buffalo, NY 14215		CMH Company, Inc. 12704 North Road Alden, NY 14004		New Cal Construction, Inc. 10984 Tinkham Road Darren, NY 14040		Hydrolawn of Buffalo, Inc. P.O. Box 771 Derby, NY 14047	
Item	Bid Item Description	Qty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1	Replacement of Sidewalk Ramps	600	SY	\$ 100.00	\$ 60,000.00	\$ 94.50	\$ 56,700.00	\$ -101.00	\$ 60,600.00	\$ 130.00	\$ 78,000.00
					\$ 60,000.00		\$ 56,700.00		\$ 60,600.00		\$ 78,000.00
	<b>TOTAL CONTRACT AMOUNT</b>										\$ 82,200.00

TOWN OF LANCASTER Town Highway Department 2013 Sidewalk Ramp Replacement Project Bid Opening: September 26, 2013		MGR Constructors Inc. P.O. Box 61 Bowmansville, NY 14026		National Maintenance Contracting Corp P.O. Box 258 Niagara Falls, NY 14304		Master's Edge Inc. 3409 Broadway Cheektowaga, NY 14227		Sweet Home Associates, Inc. 59 Lynbrook Drive Tonawanda, NY 14160		C & C Contractors, Inc. 1589 Bailey Road Cowlesville, NY 14037	
Item	Bid Item Description	Qty	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1	Replacement of Sidewalk Ramps	600	SY	\$ 150.00	\$ 90,000.00	\$ 156.00	\$ 93,600.00	\$ 195.00	\$ 117,000.00	\$ 228.33	\$ 137,000.00
					\$ 90,000.00		\$ 93,600.00		\$ 117,000.00		\$ 137,000.00
	<b>TOTAL CONTRACT AMOUNT</b>										\$ 189,000.00



# Town of Lancaster

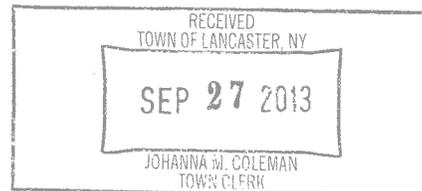
OFFICE OF THE SUPERVISOR

21 Central Avenue  
Lancaster, New York 14086  
(716) 683-1610  
Fax (716) 683-0512

**DINO J. FUDOLI**  
*Supervisor*

September 27, 2013

Honorable Town Board Members  
Town of Lancaster  
21 Central Avenue  
Lancaster, NY 14086



Dear Honorable Town Board Members:

Enclosed please find my 2014 tentative budget for the Town of Lancaster. If approved without modifications, it will further reduce the tax burden on the taxpayers of Lancaster without cutting services currently provided by all departments. Some highlights of the proposed budget are:

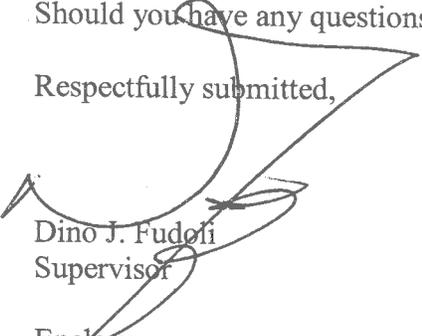
- The overall tax levy (the amount to be raised by taxation) is \$209,814 less in the 2014 tentative budget than in the 2013 adopted budget. This is the second year in a row that I presented a budget with a substantial reduction in the tax levy.
- One full-time position has been reduced to part-time with no benefits in the "tax receiver's" area of the Town Clerk's office, resulting in a reduction of about \$20,000 in payroll and related costs.
- \$75,000 is appropriated in the Recreation Filing Fee Fund for drainage and diamond improvements at Westwood Park.
- NYS Retirement pension cost appropriation has been increased by only 0.04% or \$1,000 over the \$2,638,000 in the 2013 budget (to \$2,639,000).
- The 2014 appropriation for Refuse Disposal is \$275,000 or 37% lower than 2013's appropriation as a result of the new contract awarded effective January 1, 2013. This directly lowers the tax levy for 2014. In addition, since the 2013 budget was adopted prior to the new disposal contract being awarded, there will be an estimated \$285,000 of unexpended funds in the 2013 adopted budget for this line item. This generated an additional estimated fund balance for 2013, some of which was appropriated in the 2014 budget to further lower the tax levy.

- The sale of the Colecraft building will result in the creation of a new, "Mandatory Reserve" fund. The proceeds of the sale will be held in this reserve account to fund the annual debt service on the building, which payments are due through 2024. The estimated net proceeds of the sale are \$1,200,000, of which \$120,000 has been appropriated in the 2014 budget toward the debt service payments due in 2014.
- Overall, the appropriations for debt service across all funds are up by \$518,711 or 24.2%. Of this amount, \$155,586 is directly related to the new facility at Westwood Park and is funded 100% by the Lancaster Depew Little League. The remaining amount of \$363,125 relates to the new Police Court building and the capital projects authorized by the Town Board in the last year (library parking lot, storage building at the town center, new equipment for the highway department, reconstruction of various culverts and road stabilization).
- Taxable Assessed Valuations grew by about \$34 million or about 1.3% town wide.

I would like to extend my sincere appreciation to department heads for making every effort to control costs and not request any unnecessary additional expenses in their budget requests. This message is consistent with my objective to provide department heads with everything required to run their departments as we continue to transition from a "wants" based budget to a "needs" based budget. Most importantly, we will remain responsible to the taxpayers and will retain vital services provided to our residents.

Should you have any questions, please feel free to contact me.

Respectfully submitted,



Dino J. Fudeli  
Supervisor

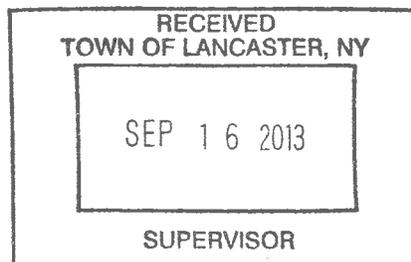
Enclosure

631

TC  
TB

September 10, 2013

Debra S. Thomson  
117 Albert Drive  
Lancaster, NY 14086



To whom it may concern,

I, Debra S. Thomson, have resigned from the Lancaster Senior Center. My last day will be Thursday September 12, 2013. I am resigning due to the fact that I have taken a full-time job with benefits.

*Debra S Thomson*

Debra S. Thomson



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# Lancaster Senior Center

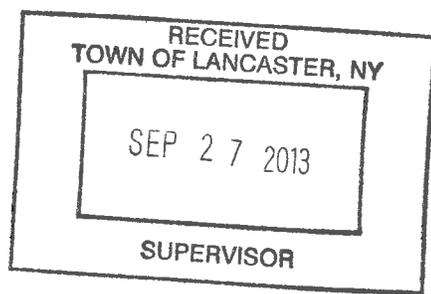
100 Oxford Avenue  
Lancaster, New York 14086  
Phone: 685-3498  
Fax: 685-3594



Director: Mary B. Bartz

TC  
TB

2013  
September 27, 2014



Mr. Dino Fudoli, Supervisor  
The Honorable Town Board  
Town of Lancaster  
21 Central Avenue  
Lancaster, New York 14086



Dear Supervisor Fudoli:

Mrs. Beverly Randall has resigned from her position as *Line Dance Teacher*, effective September 10, 2013. Mrs. Randall was asked to send a letter of resignation; however, I have not yet received it.

I have met with Mrs. Jane Davis in regards to this position. She has volunteered to teach the class many times over the years in the absence of a teacher. She is experienced and well liked by the dancers.

I recommend that she should be hired by the Town of Lancaster to fill this position. I request that her hourly pay be \$15. The class meets once a week for two hours.

Please see attached application for employment.

Sincerely,

Mary Bartz,  
Director



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TOWN OF LANCASTER  
HIGHWAY DEPARTMENT  
525 PAVEMENT ROAD  
LANCASTER, NY 14086

**Daniel Amatura**  
**Highway Superintendent**  
**Tel (716)683-3426**  
**Fax (716)685-0271**

**COMMUNICATIONS**

September 30, 2013

Honorable Town Board  
21 Central Avenue  
Lancaster, NY 14086

Re: One New and Unused (12" Disc Style) Brush Chipper

*Lms*

Dear Honorable Town Board

*WEDNESDAY*

I respectfully request that the Town Board authorize publication of a bid for a New and Unused (12" Disc Style) Brush Chipper with advertising to begin on Thursday, October 10, 2013 and with the bids to be opened up at 10:00 AM on Thursday, October 23, 2013. This chipper will be paid from monies received from equipment auctioned this year.

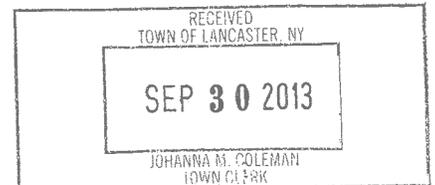
Attached please find the proposed bid specifications for the (12" Disc Style) Brush Chipper. If you have any further questions, please do not hesitate to contact me.

Respectfully yours

Daniel Amatura  
Highway Superintendent  
Town of Lancaster

DA/mb  
Attachments

Cc: Dino Fudoli, Supervisor  
John Dudziak, Town Attorney  
Johanna Coleman, Town Clerk  
David Brown, Director of Administration and Finance



QUALIFICATION OF BIDDERS:

No bid will be considered unless the firm submitting the bid is representative of a manufacturer who can meet the following conditions:

- 1) That it has in operation, a factory adequate for and devoted to the manufacture of the equipment, which it proposes to furnish.
- 2) That it has in operation, and has had at least twelve (12) months prior to the time of bid opening, a service facility within a reasonable distance of the using agency equipped with spare parts, which can be delivered and installed within twenty-four (24) hours.
- 3) That there are at least twenty-five (25) units of the type and size bid upon which have been in satisfactory operation for a period of one (1) year.

WITHDRAWAL OF BID:

No bidder may withdraw his bid within sixty (60) days after the opening thereof, but may withdraw at any time prior to the opening thereof.

BID SECURITY:

A certified check or bid bond, in an amount representing five percent (5%) of the "Gross Bid", to the Supervisor of the Town of Lancaster, shall accompany each bid.

DELIVERY DATE:

Delivery date is to be not more than one hundred twenty (120) days from date of Contract Award. Bidder to state exception if any.

DELIVERY PLACE:

The equipment is to be delivered complete as per specifications to the Town of Lancaster Highway Department Garage, 525 Pavement Road, Lancaster, New York 14086.

ADDRESSING BIDS:

All bids shall be submitted in sealed envelopes, plainly marked "ONE NEW AND UNUSED (12" DISC STYLE) BRUSH CHIPPER" and addressed to:

Johanna Coleman, Town Clerk  
Town of Lancaster  
21 Central Avenue  
Lancaster, New York 14086

BID FORM:

The "Bid Form" and "Specification Resume Form" (see attached sheets) must be filled out completely and accompany any and all bids. Failure to complete these forms shall be reason for disqualification.

WARRANTY:

The successful bidder shall provide a full three (3) year warranty from date of delivery, or manufacturers standard warranty, whichever is greater. The warranty period shall not limit operating hours.

NON-COLLUSIVE BIDDING CERTIFICATE:

Each bid or proposal shall contain a Non-Collusive Bidding Certificate in accordance with Section 103-d of the General Municipal Law.

IMMUNITY WAIVER:

"The vendor hereby agrees, pursuant to the provisions of Section 103-a of the General Municipal Law, which requires that upon refusal of a person when called before a grand jury, head of a state department, temporary state commission or other state agency, the organized crime task force in the department of law, head of a city department, or other city agency, which is empowered to compel the attendance of witnesses and examine them under oath to testify in an investigation concerning any transaction or contract had with the state, any political subdivision thereof, public authority or with any public department, agency or official of the state or of any political subdivision thereof or of a public authority, to sign a waiver of immunity against subsequent criminal prosecution or to answer any relevant question concerning such transaction or contract".

- a) Such person, and any firm, partnership or corporation of which he is a member, partner, director or officer shall be disqualified from thereafter selling to or submitting bids to or receiving awards from thereafter selling to or submitting bids to or receiving awards from or entering into any contracts with any municipal corporation or fire district, or any public department, agency or official thereof, for goods, work or services, for a period of five years after such refusal, and to provide also that
- b) Any and all contracts made with any municipal corporation or any public department, agency or official thereof on or after the first day of July, 1959, or with any fire district or any agency or official thereof on or after the first day of September, 1960, by such person, and by any firm, partnership or corporation of which he is a member, partner, director or officer may be canceled or terminated by the municipal corporation or fire district without incurring any penalty or damages on account of such cancellation or termination, by any monies owing by the municipal corporation or fire district for goods delivered or work done prior to the cancellation of termination shall be paid."

BID FORM

NAME OF  
BIDDER: \_\_\_\_\_

ADDRESS OF  
BIDDER: \_\_\_\_\_

We, the undersigned, agree to furnish as per specifications to the Town of Lancaster, New York:

**ONE NEW AND UNUSED (12" DISC STYLE) BRUSH CHIPPER**

FOR THE TOTAL SUM OF: \$ \_\_\_\_\_

\_\_\_\_\_  
TOTAL COST TO TOWN OF LANCASTER

A certified check or bid bond, in an amount representing five percent (5%) of the "Gross Bid" payable to the Supervisor of the Town of Lancaster is enclosed.

Attached, hereto, and separately executed is the Non-Collusive Bidding Certificate of the undersigned, and the Manufacturer's specifications.

Date this \_\_\_\_\_ day of  
\_\_\_\_\_, 2013

\_\_\_\_\_  
(Name of Bidder)

Signed

\_\_\_\_\_  
(Authorized Representative)

SEAL  
OF CORPORATION

## NON-COLLUSIVE BIDDING CERTIFICATION

By submission of this bid, each bidder and each person signing on behalf of any bidder certifies, and in case of a joint bid, each party thereto certifies as to its own organization, under penalty of perjury, that to the best of his knowledge and belief:

- 1) The prices in this bid have been arrived at independently without collusion, consultation, communication or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any other bidder or with any competitor.
- 2) Unless otherwise required by law, the prices which have been quoted in this bid have not been knowingly disclosed by the bidder and will not knowingly be disclosed by the bidder prior to opening, directly or indirectly, to any other bidder or to any competitor, and
- 3) No attempt has been made or will be made by the bidder to induce any other person, partnership or corporation to submit or not to submit a bid for the purpose of restricting competition.

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Bidder

**TOWN OF LANCASTER, NEW YORK**

**SPECIFICATIONS**

**FOR**

**ONE NEW AND UNUSED (12" DISC STYLE) BRUSH CHIPPER**

**NOTICE TO BIDDERS:**

Sealed bids will be received by the Town Clerk of the Town of Lancaster, or his designee, at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York, until 10:00 o'clock AM, local time, on Thursday, October 23, 2013 furnishing to the Town of Lancaster, the following equipment:

**ONE NEW AND UNUSED (12" DISC STYLE) BRUSH CHIPPER**

**GENERAL SPECIFICATIONS:**

**TAX:**

No federal, state, county, or local taxes are to be included in the purchase price. Purchases by the Town of Lancaster are exempt from these taxes.

**PRICE:**

Price shall be net, F.O.B. point of delivery, Town Highway Department Garage, 525 Pavement Road, Lancaster, New York 14086.

**INFORMATION TO BE FURNISHED WITH BID:**

Bidder must submit with his bid detailed specifications, circulars, and all other necessary data on the equipment he proposes to furnish.

**INFORMATION TO BE FURNISHED BY SUCCESSFUL BIDDER:**

The successful bidder, at time of delivery, must provide to the Town of Lancaster, a resume of specific specifications applicable solely to the equipment being delivered.

**REJECTION OF BIDS:**

The Town Board of the Town of Lancaster reserves the right to reject any or all bids and to waive any informalities.

**TOWN OF LANCASTER HIGHWAY DEPARTMENT SPECIFICATIONS FOR  
A NEW AND UNUSED (12" DISC STYLE) BRUSH CHIPPER**

This unit shall be a Bandit Model 250XP (12" Disc Style) Brush Bandit or EQUAL.

**SPECIFICATION**

	YES	NO	COMMENT
<b>Measurements</b>			
<b>Capacity:</b> 12"			
<b>Throat Opening:</b> 12 1/2" x 19"			
<b>Feed Rate:</b> 120 FPM producing a 5/8" chip			
<b>Noise Level:</b> 80 decibels at 50' (360 degrees around)			
<b>Dimensions</b>	YES	NO	COMMENT
<b>Length (with infeed tray closed):</b> 17' 6"			
<b>Length (with infeed tray open):</b> 20'			
<b>Width:</b> 6' 11"			
<b>Height:</b> 8' 2"			
<b>Weight:</b> 6,800 pounds (approximate)			
<b>Tongue Weight:</b> 700 pounds (approximate)			
<b>Engine</b>	YES	NO	COMMENT
<b>CUMMINS or JOHN DEERE:</b> Diesel engine shall be rated between 140 horsepower to 142 horsepower.			
<b>Clutch:</b> NACD or HD Automotive style clutch			
<b>Radiator Guards:</b> To include (2) radiator guards mounted in front of radiator to protect from damage			
<b>Mount:</b> (2) adjustable mounts are provided to secure belt tension			
<b>Gauges:</b> Tachometer, oil pressure, temperature, volt meter & hour meter shall be included.			
<b>Drive:</b> (5) 5V single drive belts			
<b>Reversing Auto Feed Control System:</b> Complete system shall be installed.			

Chassis		YES	NO	COMMENT
<b>Frame:</b>	Mainframe is made from 3/16" X 2" x 6" rectangular tubing with a 1/4" X 3" X 6" tongue			
<b>Suspension:</b>	Single 8,000 pound Torflex EZ-lube axle			
<b>Brakes:</b>	Electric			
<b>Tires:</b>	(2) 235/75R 17.5" tires mounted on 8-bolt HD painted rims One spare tire & rim to be included.			
<b>Fenders:</b>	Performed 12 gauge aluminum tread brite fenders with mud shields			
<b>Hitch:</b>	2 Position hitch mounting plate with a 2 1/2" forged pintle hitch. Equipped with 5/16" link type chains and safety chain hooks and lock clips.			
<b>Tongue Jack:</b>	5,000 pound "Bulldog" tongue jack, adjustable for height with 15&#x2013; travel capacity and stationary foot pad.			
<b>Hydraulic Top Feed Wheel Cylinder:</b>	Shall be a double acting type with control placed within easy reach for the operator.			
<b>Electrical</b>				
<b>Battery:</b>	(1) 1,400 CCA battery			
<b>Electrical Plug:</b>	Sure flex 12' long coiled cord with 7 pin plug			
<b>Taillights:</b>	(2) LED taillights			
<b>Terminal Junction Box:</b>	7 terminal heavy-duty sealed junction box.			
<b>Clearance Lights:</b>	(4) LED side clearance lights			
<b>License Plate Mount:</b>	(1) License plate mount with light			
<b>Connections:</b>	All Electrical connections to be sealed.			
<b>Amber Strobe Warning Light:</b>	Shall be mounted on top of engine shroud.			
<b>Taillight Covers:</b>	Shall be installed.			

Feed System		YES	NO	COMMENT
<b>Type:</b>	Slide Box			
<b>Down Pressure Springs:</b>	(2) 17" long adjustable "easy climb" down pressure springs.			
<b>Adjustments For Springs:</b>	(4) adjustments are provided that will allow for 0" to 6" of travel before spring tension starts.			
<b>Yoke Slides:</b>	Slides for the box are (4) 1" X 1" X 11 1/2" replaceable "Phenolic" wear strips			
<b>Feed Wheels:</b>	Shall have (2) horizontal			
<b>Feed Wheel Dimensions:</b>	19" wide x 10 5/8" diameter			
<b>Feed Wheel Teeth:</b>	Top & bottom wheels are equipped with special non-wrapping knife edge teeth, 1" high, full length of wheel. Top feed wheel has (9) teeth, and bottom feed wheel has (12) teeth			
<b>Feed Wheel Shafts:</b>	Shall be 2" diameter.			
<b>Feed Wheel End Caps:</b>	Toothed to eliminate wrapping around shafts			
<b>Sharpened Scraper Bar:</b>	Mounted behind bottom feed wheel to reduce wrapping			
<b>Number of Hydraulic Motors:</b>	(2)			
<b>Displacement:</b>	32.7 CID			
<b>Torque at System Pressure:</b>	13,000 in/lbs @ 2,500 PSI			
<b>Attachment:</b>	Tapered fit coupling system			
<b>Infeed Hopper Dimensions:</b>	29" high x 64" wide			
<b>Infeed Thickness:</b>	3/16" thick			
<b>Infeed Tray:</b>	30" fold down infeed tray Also to include a safety control bar located on three sides of infeed hopper to allow actuation of feed wheels forward/neutral/reverse. The control bar is to be supported by (2) 1" threaded rods.			
<b>Spring Lift Assists:</b>	To be located on each side of the infeed tray to assist in folding			
<b>Feed Roller to End of Infeed Table:</b>	Shall be 66"			
<b>Infeed Slope:</b>	3 degrees			
<b>Bottom Clean Out Door:</b>	shall be included.			
<b>Hydraulic Lift Cylinder:</b>	For top feed wheel shall be included.			

Cutting System		YES	NO	COMMENT
<b>Style:</b>	Disc style			
<b>Dimensions:</b>	40" diameter x 2" thick			
<b>RPM:</b>	1,150 RPM's			
<b>Knife Pockets:</b>	(2), each pocket holds two knives			
<b>Knives:</b>	(4) 1/2" thick X 4 1/2" wide X 7 1/4" long			
<b>Thrower:</b>	(2) disc fan blades 4" x 4" x 12". These blades assist with throwing chips, fully loading chip vans.			
<b>Anvil:</b>	(4-sided) 1/2" thick x 4 1/2" x 13 3/4"			
<b>Chipper Shaft:</b>	4" diameter chipper shaft, held in place by a 3/4" thick X 7 1/2" diameter steel lock ring and (4) 5/8" grade 8 hardness bolts.			
<b>Chipper Bearings:</b>	(2) 2 7/16" bore, 4-bolt Flange mount, greasable and easily replaceable bearings.			
<b>Chipper Hood:</b>	Hinged chipper hood to be constructed of 3/16" steel and fold back for easy access to disc. Transition half of hood to be constructed of 3/16" material. Hood is to be held in place with (1) 1" diameter locking pin.			
<b>Construction (Please state material grades)</b>		<b>YES</b>	<b>NO</b>	<b>COMMENT</b>
<b>Chipper Base (Sides):</b>	1/2"			
<b>Chipper Base (Back):</b>	1/2"			
<b>Belly Band:</b>	1/4"			
<b>Right Throat Side:</b>	1/2"			
<b>Left Throat Side:</b>	1/4"			
<b>Throat Bottom:</b>	1/4"			
<b>Hydraulic System</b>		<b>YES</b>	<b>NO</b>	<b>COMMENT</b>
<b>Type:</b>	Open Center			
<b>Filtration:</b>	3 Micron return, 100 micron suction			
<b>Pump:</b>	Casappa (gear style)			
<b>Pump GPM:</b>	12.0			
<b>Relief Pressure:</b>	2,500 PSI			
<b>Hydraulic Hoses:</b>	1/2" & 5/8" single and double braid			
<b>Hydraulic Hose Burst Pressure:</b>	12,000 PSI			

Discharge		YES	NO	COMMENT
<b>Swivel:</b>	360 degree manual swivel			
<b>Deflector:</b>	12 inch manual chip deflector			
<b>Hand Crank Swivel Discharge:</b>	Shall be included.			
<b>Hand Crank Height Discharge:</b>	Shall be included.			
<b>Fuel Tank</b>		<b>YES</b>	<b>NO</b>	<b>COMMENT</b>
<b>Capacity:</b>	40 gallon steel fuel tank minimum			
<b>Mount:</b>	Rubber Shock Mounted			
<b>Magnetic Drain Plug:</b>	Shall be included.			
<b>Rochester Sight Fuel Level Gauge:</b>	Or equal shall be included.			
<b>Lockable Filler Caps:</b>	Shall be included.			
<b>Hydraulic Tank</b>		<b>YES</b>	<b>NO</b>	<b>COMMENT</b>
<b>Capacity:</b>	13 gallon steel hydraulic tank			
<b>Mount:</b>	Rubber Shock Mounted			
<b>Magnetic Drain Plug:</b>	Shall be included.			
<b>Fuel level Indicator Gauge:</b>	Shall be installed.			
<b>Lockable Filler Caps:</b>	Shall be installed.			
<b>Paint</b>		<b>YES</b>	<b>NO</b>	<b>COMMENT</b>
<b>Colors:</b>	Shall be Safety Yellow Imron Industrial Urethane Or Equal.			
<b>Battery / Tool Boxes</b>		<b>YES</b>	<b>NO</b>	<b>COMMENT</b>
<b>Battery Box:</b>	Shall be Aluminum & lockable.			
<b>Tool Box:</b>	Shall be Aluminum & lockable.			
<b>Safety Features</b>		<b>YES</b>	<b>NO</b>	<b>COMMENT</b>
<b>Safety Features:</b>	Shall include; Chipper hood engine disable plug, guards covering all moving parts, disc lock bar, wooden pusher paddle, electronic limit switch (prevents engine from being started), and (2) last chance pull cables .			
<b>Additional Required Items</b>		<b>YES</b>	<b>NO</b>	<b>COMMENT</b>
<b>Filters:</b>	1 Set of all filters with numbers			
<b>Extra Blades:</b>	1 Set of blades with part numbers.			
<b>Warranty:</b>	3 Years (Parts & Service) on ALL Components and Engine.			
<b>Manuals:</b>	ALL parts, service & operator on ALL components & engine.			
<b>Training:</b>	Shall be provided to mechanics & operators in maintenance & safe operation.			



# Town of Lancaster

## TOWN PLANNING BOARD

21 Central Avenue  
LANCASTER, NEW YORK 14086

September 18, 2013

Planning Board Members:

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

Town Board Members:

Dino Fudoli, Supervisor  
John M. Abraham  
Mark Aquino  
Ronald Ruffino, Sr.  
Donna G. Stempniak

Engineering Consultant:

Robert Harris, Wm. Schutt & Associates

Town Attorney:

John M Dudziak

Town Highway Superintendent:

Daniel J. Amatura

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 September 18, 2013. 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 Connelly  
Planning Board Chairman

NC:mn  
Encl.

TC

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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 September 2013 at 7:30 P.M, and there were present:

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

EXCUSED: Melvin Szymanski, Member

ABSENT: None

ALSO PRESENT:

Town Board Members: Donna G. Stempniak

Other Elected Officials: None

Town Staff: Robert Harris, Engineering Consultant-Wm. Schutt & Assoc.  
Scott Pease, Assistant Building Inspector  
Nicholas LoCicero, Town Prosecutor  
Mary Nowak, Recording Secretary

Meeting called to order by Chair Connelly at 7:30 P.M.

Pledge of Allegiance led by Member Kristen McCracken.

Minutes – Motion was made by Joseph Keefe to approve the minutes from the September 4, 2013 Planning Board Meeting with the following correction: ACTION ITEM REZONE PETITION – BELLA VISTA GROUP 375 & 391 HARRIS HILL ROAD – Traffic – There was a discussion regarding the current traffic back-up situation on Harris Hill Road during the morning and afternoon rush hours. The Planning Board felt that this project would add to the existing problem. Member Gorski recommended that a de-acceleration right turn lane be added at the proposed traffic signal on Harris Hill Road. Mr. Cipolla stated that he would need to work with Erie County, since Harris Hill Road is a county road. Motion seconded by Lawrence Korzeniewski and unanimously carried.

Administrative Items – Chair Connelly reminded the Planning Board members of the upcoming training sessions available for those members who need to complete their 2013 training hours.

### Town of Lancaster Planning Board

#### List of Communications as of 9/18/13

- 9.18.01 Letter from Kasem and Tina Morshed stating concerns with the proposed apartment complex on Harris Hill Rd.
- 9.18.02 Zoning Board minutes from meeting of 9/12/13.
- 9.18.03 Notice of Conference on the Environment to be held October 3-5 in Buffalo.
- 9.18.04 Letter announcing training session to be offered by Charles Malcomb of Hodgson and Russ on Tuesday, October 8 in the first floor conference room of Town Hall. The topic will be SEQR and how it relates to the appeal process.
- 9.18.05 Letter from Erie County Division of Environment and Planning announcing "SEQR Slam" event to be held on October 3 at ECC South Campus, Room 5102. The event is free and will provide up to four hours of training credits for municipal board members.
- 9.18.06 Minutes from the MRC meeting of 9/03/13.
- 9.18.07 Voice mail communication from Highway Superintendent Amatura indicating his opposition to cul-de-sac at Summerfield Farms.
- 9.18.08 Copy of resolution adopted by the Town Board approving the site plan for the proposed Compressed Natural Gas Fueling Station.
- 9.18.09 Copy of the notice of public hearing to be held 9/16/13 regarding the proposed law to amend Neighborhood Business Zoning District.
- 9.18.10 SEQR response from The NYSDEC with comments on the proposed rezone from R-1 to MFR-4 for the construction of 252 apartment units on Harris Hill Rd.

- 9.18.11 Letter from Jay Ortman stating concerns with the proposed apartment complex on Harris Hill Rd.
- 9.18.12 Letter from Kenneth Zollitsch, Greenm-Pedersen, Inc. requesting to be removed from the September 18, 2013 Planning Board agenda and to be placed on the October 2, 2013 Planning Board agenda.

#### **ACTION ITEMS –**

REZONE PETITION – BELLA VISTA GROUP IS PRESENTING AN APPLICATION TO REZONE PARCEL 375 AND 391 HARRIS HILL ROAD FROM R-1 (RESIDENTIAL DISTRICT) TO MFR-4 (MULTI-FAMILY RESIDENTIAL DISTRICT 4). PROPOSED REZONE SITE PLAN APPROVAL FOR 252 APARTMENT UNITS. CONTACT PERSON: PAT CIPOLLA OF BELLA VISTA GROUP.

This rezone petition was presented at the September 4, 2013 Planning Board Meeting and tabled to tonight's meeting.

Joseph Cipolla of Bella Vista presented to the Planning Board a revised drawing for the rezone petition for 375 & 391 Harris Hill Road. Proposed rezone is from R-1 to MFR-4 to build 192 garden-style apartments with patios or balconies: 52 units will be for seniors and 140 units will be for regular use. The senior apartment buildings will have elevators and back-up generators. The proposed plan shows 2 entrance/exits. Mr. Cipolla stated that there is a proposed traffic signal for the south Harris Hill Road entrance. The existing Gipple Cabin which is located on this parcel will be moved near the Hull House on Genesee Street. The current specs show these to be private roads. The following items were addressed:

Survey – Mr. Cipolla provided the Planning Board with a copy of the most current survey for this parcel. He stated that the survey will be officially stamped next week.

Entrance/exits – The revised drawing shows the south entrance/exit to this project has been moved more to the south. This would be the entrance/exit that would have the proposed traffic signal on Harris Hill Road.

Road – The internal road for this project has been reconfigured resulting in 60 less apartment units. The drawing shows a traffic circle inside the south entrance/exit. Mr. Cipolla stated that this would help the flow of traffic.

Sewers – Mr. Cipolla told the Planning Board that the sewers will be brought in from Harris Hill Rd. south of the New York State Thruway and will be designed based on the revised drawing. The depth of the rock will be based on the current sewers in that area. Mr. Cipolla stated that if the bedrock is shallow on this parcel, blasting may be necessary and that sewers and blasting may be too costly to pursue this project. He has budgeted \$500,000 for the sewers for this project and currently the cost estimate has come in at about \$375,000. This is not a final figure.

Wetlands – According to Mr. Cipolla, the wetlands on this parcel were flagged in 2012. A new delineation has been recommended and will probably be done.

Traffic – Mr. Cipolla told the Planning Board that Erie County verbally informed him that they do not want a new traffic study for Harris Hill Road until all the improvements are completed. He did not have this in writing from Erie County. He also stated that the improvements that are currently being done at the intersections of Wehle Drive and Harris Hill Road and Genesee Street and Harris Hill Road will improve the

traffic flow on Harris Hill Road. Also, the proposed traffic signal at the south entrance to this project on Harris Hill Road will improve the traffic situation. Mr. Cipolla stated that this project will increase the traffic on Wehrle Drive by approximately 3 cars per minute. Council Member Donna Stempniak stated that the increase in traffic from this project will also impact Genesee Street in the hamlet of Bowmansville. Member Korzeniewski stated that the traffic generated by this project will only exacerbate the existing traffic situation.

Archeologically Sensitive Area – This area has been identified as an archeologically sensitive area. Mr. Cipolla stated that he is aware of the archeologic sensitivity of this area and that a study will need to be done. Council Member Stempniak told Mr. Cipolla that the developer is responsible for arranging for the study, not New York State. Mr. Cipolla also stated that he will pay for the cost of relocating the existing Gipple Cabin to an area near the Hull House, if this rezone is approved.

The following additional comments were made by the Planning Board:

Member Anderson stated that this project will make a radical change to the existing neighborhood on Harris Hill Road.

Member Korzeniewski state that this project does not fit in the existing R-1 neighborhood and that it will create three times more density than an R-1 development.

#### DETERMINATION

Based on the information provided to the Planning Board, a motion was made to recommend denial of the rezone to the Town Board with the following comments: 1.) Project is out of character with surrounding neighborhood. 2.) Traffic generated by this project will exacerbate the existing situation on Harris Hill Road and also affect Genesee Street in Bowmansville. 3.) Project will cause an increase in density. Motion seconded by Rebecca Anderson and duly carried by a vote of 5 ayes and 1 nay. Roll call vote as follows:

Chair Connelly – Yes	Lawrence Korzeniewski – Yes
Rebecca Anderson – Yes	Kristen McCracken – Yes
Anthony Gorski - No	Melvin Szymanski – Excused
Joseph Keefe – Yes	

#### OTHER MATTERS –

Council Member Donna Stempniak spoke to the Planning Board regarding the absence of street lights along the southern portion of Juniper Boulevard near Walden Avenue. Since there are no homes fronting along this portion of Juniper Boulevard, there are no streets lights on either side of the street. The Planning Board was asked for input regarding whether street lighting is recommended, and if so, what type of light standards. Following a brief discussion, the Planning Board agreed that street lighting is recommended for this portion of Juniper Boulevard. It was suggested that decorative type standards similar to light standards in adjacent subdivisions be installed. The lighting at the corner of Juniper Boulevard and Walden Avenue should be similar to the lighting along Walden Avenue.

Member Rebecca Anderson asked to be excused from both Planning Board meetings in October 2013.

At 8:37PM a motion was made by Neil Connolly to adjourn the meeting. Motion seconded by Lawrence Korzeniewski and unanimously carried.

TC 635



# Town of Lancaster

## TOWN PLANNING BOARD

21 Central Avenue  
LANCASTER, NEW YORK 14086

### MEMO

TO: The Honorable Town Board  
Town of Lancaster

FROM: The Town of Lancaster Planning Board

DATE: September 18, 2013

RE: 192 Apartment Units

PROJECT #: Not assigned

LOCATION: 375 & 391 Harris Hill Road

TYPE: Rezone

RECOMMENDATION: To deny the rezone

Roll call vote:

Chair Connelly - Yes

Rebecca Anderson - Yes

Anthony Gorski - No

Joseph Keefe - Yes

Lawrence Korzeniewski - Yes

Kristen McCracken - Yes

Melvin Szymanski - Excused

CONDITIONS: None

- COMMENTS:
1. Project is out of character with surrounding neighborhood.
  2. Traffic generated by this project will exacerbate the existing situation on Harris Hill Road and also affect Genesee Street in Bowmansville.
  3. Project will cause a significant increase in density.