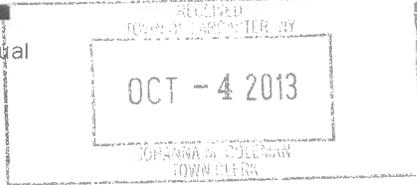


649



1542 Main Street • Buffalo, NY 14209 p [716] 854-1400 f [716] 854-1140 www.homeny.org

Housing Opportunities Made Equal



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- Hon. Demone A. Smith
- Ruth Kahn Stovroff
- Antoine M. Thompson
- Dennis C. Walczyk
- Denis J. Woods
- Amy M. Zeckhauser

October 3, 2013

Lancaster Town Hall
Ms. Johanna Coleman
21 Central Ave.
Lancaster, NY 14086

Dear Ms. Coleman,

As you may know, Housing Opportunities Made Equal is a civil rights organization with nearly 400 members throughout Erie County. Since 1963, we have led the struggle for fair housing in the Buffalo-Niagara region. HOME operates under contract with Erie County and most of its municipalities to provide:

- Services for victims of discrimination,
- Paralegal counseling to resolve landlord-tenant disputes,
- Information about fair housing law,
- Housing and human service information and referral,
- Educational presentations and fair housing workshops; and
- Through the Greater Buffalo Community Housing Center, assistance to families to expand their housing choices and locate housing opportunities throughout Erie County.

HOME's services are free and confidential. We welcome referrals from your office and are also available to provide technical assistance to your staff. Enclosed for your office are some copies of HOME's most popular brochures: "Choosing Good Tenants: A Practical Guide for Landlords" and "Housing Discrimination: You Have Rights" (in English and Spanish).

Should you need additional copies of the brochures or wish to discuss sponsoring an educational presentation in your office, please contact me at 854-1400 ext. 22 or abergsten@homeny.org.

Thank you for your support of fair housing. I look forward to speaking with you soon!

Sincerely,

Alyssa Bergsten
Education Specialist



To: SENIOR ENG. CHARLES SICKLER

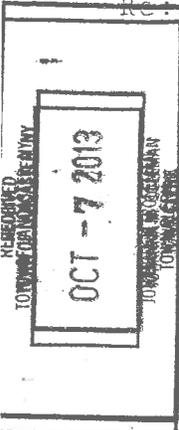
Date 9/16/2013

650

THANKYOU FOR YOUR HELP WITH THIS MATTER. (3pages)

Re: New STOP signs (NEW ALL WAY STOP) North & South signs on Penora St. intersection Cloyes. For the Village of Depew in the Township of Lancaster, County of Erie.

To Whom it may concern (SPEED IS AN ISSUE) in our Neighborhood. The Residents in the area (Penora St. & Cloyes) are requesting Two (2) NEW STOP SIGNS North & South on Penora St. intersection at Cloyes. This will result as (ALL WAY STOP) at this intersection, "BREAKING" the traffic in a 30 MPH zone. The Neighborhood experienced the Loss of a FRIEND when SHE went to retrieve the mail across Penora 3 homes over from this intersection. Depew & Lancaster SCHOOL CHILDREN OFFEN AT ALL TIMES CROSS THIS INTERSECTION for PLAYGROUND & SCHOOLS!!! This Action is needed because it will make this (AREA) INTERSECTION SAFER FOR EVERYONE.



THANKYOU/ The Neighborhood Residents care of
brad dressler 106A Penora Street

Liza Jaboushi	106 Penora Street
Mr. [unclear]	116 Penora
Wanda Elliott	1 Cloyes Ave
Ethan Preston	1 Cloyes Ave
Chris Poppeke	105 Penora St
Christina	288 Miller St
Nicholas V Petrus	1 Cloyes Ave
Emily [unclear]	133 S. Penora
Edward D. [unclear]	145 Penora ST
Michael Kubala	140 Penora St
Joe Puirino	148 Penora St.
Debi Scarpellato	154 Penora St
Beth Tidkowski	159 Penora St.
Joseph [unclear]	159 Penora ST
Quint [unclear]	45 MILLER ST
Lonna Taylor	1292 Penora St
Cindy Sieminski	1288 Penora St
Kimberly Herbst	1284 Penora St
126 [unclear]	1278 Penora St
[unclear]	1274 PENORA ST
[unclear]	1270 PENORA ST
Nancy Ferguson	1268 Penora St
John Howard	1268 Penora St
Susan [unclear]	1268 Penora St

Pat Murphy 1290 Penora St Depew NY 14043

Chris Schmid

Ken Schmid } 1770 penora st Depew NY 14043

Barb Schmid

John Bousauer 1269 Penora St.

Michael Gravios 1263 Penora St.

Jack Friedman 2800 Miller St.

Jennifer Ciechoski 1 Cloyes Ave.

CHRIS Weckert 119 Penora St

Date 9/16/2013

Re: New STOP signs (NEW ALL WAY STOP) North & South signs on Penora St. intersection Cloyes. For the Village of Depew in the Township of Lancaster, County of Erie.

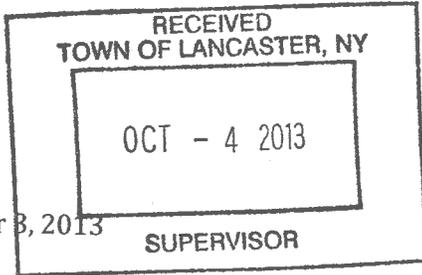
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brad dressler 106A Penora Street

Belmaris Romano 1266 Penora St Depew
 Scott A. Cole 1262 PENORA ST DEPEW
 MAURIZIO BONI 1264 PENORA ST. DEPEW
 RICHARD E. PENNER 1065 PENORA ST DEPEW
 Rosemarie Jant 1261 Pen
 THOMAS WEIR 1267 PENORA ST DEPEW
 VORMA GAGHAGHER 1279 PENORA ST DEPEW
 GARY STEVENSON 1279 PENORA ST DEPEW
 SUE TOM KILGER 1281 Penora ST DEPEW
 Denielle + Kevin Hall 1283 Penora St Depew
 VASILY DEPUAT 1285 PENORA ST. DEPEW
 Holly Lepycki 1294 Penora St Depew
 JOHN JETSON 7 MILLER ST DEPEW NY
 Robyn Helmenak 289 Cloyes Ave. Depew, NY
 Robert Harrington 82 Cloyes Ave Depew, NY
 Jon C. Mitro 126 Penora St.
 Sandra M Peepert 136 Penora St.
 Jon Boesel 22 BRYAN AVE
 Theresa Stepien 32 Bryan Ave
 TRACY KAREN CHOOFS 35 MILLER
 Richard Dombrowski 30 Miller st.
 Carolee Franceskade 24 Miller St Depew
 Ronald W. Dign 24 Miller St Depew
 Carlisle H Schmalk 4 Miller St DEPEW
 Dalhousie D. Dign 11 Miller St DEPEW



Housing Opportunities Made Equal



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TB

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October 3, 2013
 Lancaster Town Hall
 Honorable Dino Fudoli
 21 Central Ave.
 Lancaster, NY 14086

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- Hon. Crystal Peoples-Stokes
- John J. Phelan, Esq.
- Jack Quinn
- Hon. Gregory P. Rabb
- Hon. Bonnie E. Russell
- Hon. Sean Ryan
- Hon. Louise M. Slaughter
- Hon. Demone A. Smith
- Ruth Kahn Stovroff
- Antoine M. Thompson
- Dennis C. Walczyk
- Denis J. Woods
- Amy M. Zeckhauser

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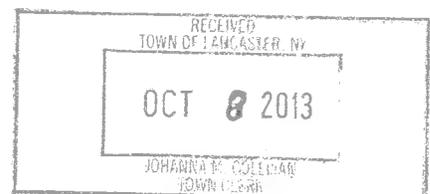
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Should you need additional copies of the brochures or wish to discuss sponsoring an educational presentation in your office, please contact me at 854-1400 ext. 22 or abergsten@homeny.org.

Thank you for your support of fair housing. I look forward to speaking with you soon!

Sincerely,

Alyssa Bergsten
Education Specialist



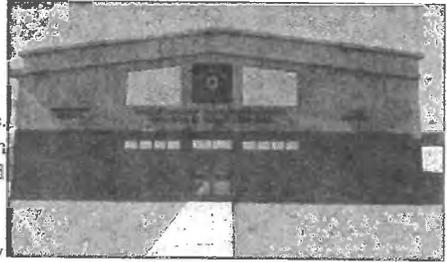


Lancaster-Depew Baseball

Tc 652
TB

Dear Friend of Lancaster Depew Baseball,

Lancaster Depew Baseball (LDB) in conjunction with the Town of Lancaster is excited to announce the construction of one of the premier baseball training facilities in WNY. The cost of construction of this building will be 100% paid for by Lancaster-Depew Baseball and the building itself is a not for profit venture. This facility will benefit baseball players and athletes of all ages in Lancaster/Depew and the surrounding areas for decades to come. The building project is on schedule (foundation and steel building are on track to be completed by the end of October 2013) and we are scheduled to be in the building by the middle of January 2014!!! **Lancaster Depew Baseball needs your help!!!** We are in need of sponsors/donations to help fund the turf, batting cages and equipment for our new indoor facility which will cost upwards of \$100,000.

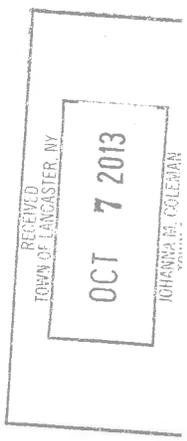


The Lancaster-Depew Baseball Training facility will host over a thousand players & parents each week throughout the year. The building will have a large "Donor Recognition Wall" in the vestibule area along with a **large flat screen TV to recognize sponsors and highlight league events.** We also have large sponsor opportunities available in the playing field area as well as the entire mezzanine (viewing/waiting area for parents) and other areas within the building. Our donor/sponsor categories/opportunities include a category that will allow you to put YOUR NAME or YOUR COMPANIES NAME on the donor wall **permanently** for as little as \$150!!! If you have questions please feel free to contact anyone of our league representatives listed below. Thank you very much for your support!

Dave Mansell
LDB Project Coordinator
dmansell@roadrunner.com
698-8089

Paul Cumbo
LDB President
Paul.cumbo@us.hsbc.com
544-8458

Bruce Stutz
LDB Vice President
brucestutz@gmail.com
946-7293



Major Building Sponsor Opportunities Plus Permanent Recognition On Donor Wall

- \$25,000 & Up Hall of Fame Donor**
 - Naming rights available
 - Permanent individual recognition on donor wall
 - Sponsor recognition within park
 - Full screen digital recognition for 10 years
- \$15,000-\$24,999 All Star Donor**
 - Sponsor opportunities within building
 - Permanent individual recognition on donor wall
 - Sponsor recognition within park
 - Full screen digital recognition for 10 years
- \$5,000-\$14,999 Major League Donor**
 - Sponsor opportunities within building
 - Permanent individual recognition on donor wall
 - Sponsor recognition within park
 - Full screen digital recognition (5 years)

Permanent Donor Wall Recognition Plus Annual Sponsor Opportunities

Recognition On Digital Flatscreen TV In Vestibule Area.

- \$3000-\$4999 Super Platinum Donor**
 - Full screen sponsor recognition for 5 years
 - Permanent recognition on the donor wall
- \$1500-\$2999 Platinum Donor**
 - Full screen sponsor recognition for 3 years
 - Permanent recognition on the donor wall
- \$1000-\$1499 Gold Donor**
 - Full screen sponsor recognition for 1 year
 - Permanent recognition on the donor wall
- \$500-\$999 Silver Donor**
 - 1/2 screen sponsor recognition for 1 year
 - Permanent recognition on the donor wall
- \$300-\$499 Bronze Donor**
 - 1/4 screen sponsor recognition for 1 year
 - Permanent recognition on the donor wall
- \$150 Patron Donor**
 - Name on donor wall

Annual Sponsor Recognition

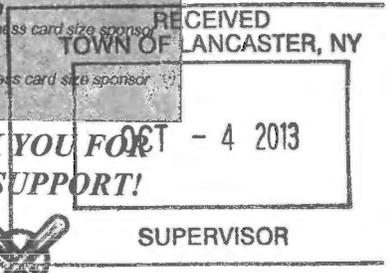
Posted On Large League Banner In Vestibule Area

- \$100 Patron**
 - Double business card size sponsor
- \$50 Patron**
 - Single business card size sponsor

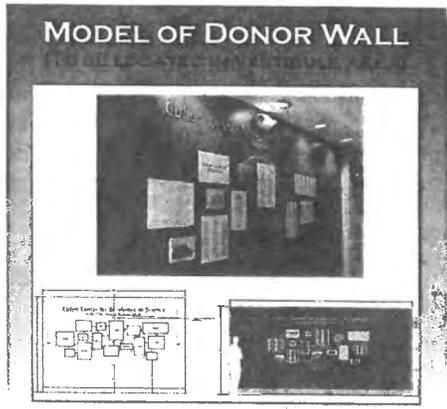
THANK YOU FOR YOUR SUPPORT!

OCT - 4 2013

SUPERVISOR

Donations can be made on line through our website: Lancaster-depewbaseball.com or can be mailed to: Lancaster Depew Baseball 50 Old Post Road, Lancaster, NY 14086



Company Name: _____

Name: _____

Address: _____

City, State, Zip: _____

Phone: _____

Email: _____

Sponsorship Level/Donation: _____

Please make checks payable to:
Lancaster-Depew Baseball League, Inc

653



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

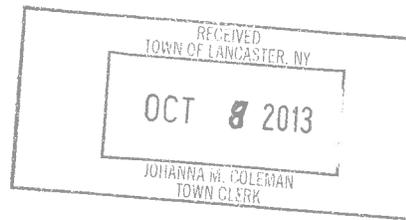
MEMO

TO: Planning Board Members
FROM: Jeffrey H. Simme, Code Enforcement Officer
DATE: October 8, 2013
RE: Sketch Plan for Summerfield Farms Subdivision, Part 6
Property located South of William St.
Project #2653

Enclosed please find a final revised and approved sketch plan for your files. The plan was presented in front of the Planning Board on October 2, 2013 and was approved instead of the previously submitted plan with a cul-de-sac.

If you have any questions in regard to this matter please contact Neil Connelly, Planning Board Chairman.

- cc: Dino J. Fudoli, Supervisor (Encl.)
- Council Members (Encl. 4)
- Johanna M. Coleman, Town Clerk (Encl.)
- John M. Dudziak., Town Attorney (Encl. 7)
- Gerald Gill Jr., Police Chief (Encl.)
- Town Assessor (Encl.)
- Bob Harris, Engineer (Encl.)
- Terrence McCracken, General Crew Chief (Encl.)
- Daniel Amatura, Highway Superintendent (Encl.)
- Fire Chief, (Encl.)
- Michael Alspaugh, Erie County Dept. of Planning (Encl.)
- U.S. Post Office (Encl.)
- Lancaster School District (Encl. 2)
- LVAC (Encl.)



Johanna Coleman
Town Clerk

654

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

COPY

Transmittal

To: Town Board Members
 Neil Connelly, Planning Board Chairman
 John Dudziak, Town Attorney
 Robert Harris, Town Engineer
 Jeffrey Simme, Building Inspector

From: Johanna M. Coleman, Town Clerk 

Date: October 9, 2013

Re: Transmittal to Town Clerk from Erie County Planner

COPY

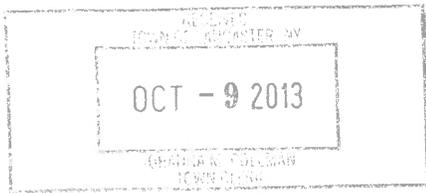
Attached are comments regarding the rezone of approximately 33 acres from R1 to MFR-4 for the development of 252 apartment units at 375 and 391 Harris Hill Road, Town of Lancaster, County Referral #ZR-13-597.

Please contact me if you have any questions.

COPY

COPY

COPY



COUNTY OF ERIE

MARK C. POLONCARZ

COUNTY EXECUTIVE

October 4, 2013

Johanna Coleman
Lancaster Town Clerk
21 Central Avenue
Lancaster, NY 14086

Re: Rezone approximately 33 acres from R1 to MFR-4 for development of 252 apartment units

375 and 391 Harris Hill Road, Town of Lancaster
County Referral # ZR-13-597

Dear Ms. Coleman:

Pursuant to New York General Municipal Law Section 239-m, the County of Erie (the "County") has reviewed the above-referenced project (the "Project") referred to us by the Town of Lancaster (the "Town") on August 28, 2013, and has determined that the submitted information is insufficient to complete its review. The County offers the following comments based upon this preliminary review of the Project:

- The submitted SEQR documentation is limited to the rezoning of the property in question. As the rest of the submittal contains information about the 252-unit apartment complex that is proposed, and it is clear that the Town intends on reviewing the proposed apartment complex, the County finds this confusing. The Town should submit an appropriately conducted SEQR review that takes into account the proposed development of the 252-unit apartment complex.
- The submitted information did not include a traffic study. Without this information, the County is unable to adequately review the impact of the proposed development on the County roadway system.
- Due to proximity to the Town of Clarence, the proposed development has the potential to impact the roads in the Town of Clarence. Thus, the aforementioned traffic study should be referred to the Town of Clarence for review and comment.
- The proposed rezoning and 252-unit apartment complex is not in compliance with the recommendations in the Town's Comprehensive Plan. The Future Land Use Map from the *Town of Lancaster, Village of Lancaster, and Village of Depew Comprehensive Plan*

(February 2000) identifies the property in question as an area where low-density housing should be located. As the Comprehensive Plan was last updated thirteen years ago, the Town may wish to consider updating the plan to reflect recent changes in the Town, as well as the Town's current goals and objectives.

- Preliminary reviews of the submitted information were also conducted by the Erie County Division of Sewerage Management and the Department of Public Works Highways Division. Please review their comments (see attached).

This referral does not satisfy the referral requirement state in New York General Municipal Law Section 239-m. The Town must resubmit a complete application for review, including the above-mentioned traffic study and appropriately conducted SEQR Review.

This letter should not be considered sufficient for any county approvals. The Town and developer must still obtain any other permits and regulatory approvals applicable to this Project.

Please feel free to contact me at (716) 858-8002 should you have any questions.

Sincerely,



Rachel Chrostowski
Planner

Chrostowski, Rachel

From: Skowronski, Daniel
Sent: Monday, September 23, 2013 2:55 PM
To: Chrostowski, Rachel
Subject: FW: SEQRA Review 375 & 391 Harris Hill Road ZR-13-570

Follow Up Flag: Follow up
Flag Status: Flagged

Rachel,

9/23/13

The Erie County Division of Sewerage Management (DSM) has reviewed the SEQRA submittal for the above referenced project, and has the following comments:

1. The proposed project is located in the Town of Lancaster and is in Erie County Sewer District No.4 (ECSD No.4). A low pressure sanitary sewer extension is proposed. Flows from this project are tributary to the ECSD #4 sanitary sewer system and pumping stations, and eventually to the Buffalo Sewer Authority Sewage Treatment Plant.
2. DSM and Erie County Department of Health approval of the sanitary sewer extension is required.
3. The developer/contractor must submit sanitary sewer design drawings to Matt Salah, P.E. of this office as part of the complete submittal package. The drawings must be in accordance with Erie County Sewer District Rules and Regulations; and Design Requirements. The Design Engineer is encouraged to discuss preliminary sewer design with DSM before submitting the plans.
4. A detailed downstream capacity analysis will be required.
5. Inflow/Infiltration remedial work will be required for this project.
6. Compliance with State or Federal Agencies Regulations regarding flood plains and wetlands is required if applicable and an EPA waiver may be required.

The above comments do not constitute DSM approval or disapproval of this project. Should you have any questions or need further information, please email me, or call me at 858-6472.

Thank you,

Dan

--

Daniel Skowronski, PLS | Assistant Sanitary Engineer
Erie County | Div. of Sewerage Management
95 Franklin St., Room 1032 | Buffalo, NY 14202
P:(716) 858-6472 | F:(716) 858-6257



COUNTY OF ERIE

MARK C. POLONCARZ

COUNTY EXECUTIVE

JOHN C. LOFFREDO, P.E.
COMMISSIONER

DEPARTMENT OF PUBLIC WORKS
RATH BUILDING - 14TH FLOOR

TELEPHONE: (716) 858-8300
FAX: (716) 858-8228

MEMORANDUM

To: Rachel Chrostowski, ECDEP, Planner

From: Carl P. Dimmig, Jr., P.E. CPD/CAS
Senior Civil Engineer

Date: September 20, 2013

Subject: 375 & 393 Harris Hill Road (CR 276)
Proposed Apartment Complex with 252 Units
Town of Lancaster, County of Erie

We have reviewed the package for the SEQR Rezoning and have the following comments:

- This site is adjacent to an active quarry that mines Limestone Rock for various construction projects in the Western New York area. Will the establishment of 252 apartments next to the quarry put the additional residents at risk? Will the blasting operations cause problems with these foundations? There are other active quarries within the area that existed before the homes and apartments were constructed, and these residents now want the quarries shut down due to health risks, noise, dust and truck traffic. Will the Town be causing future problems by allowing a high density residential development in this location? This quarry is within ¼ mile of the site and is not listed as a "land use" in the SEQR package.
- The site requires a very long, private sewer force main to be constructed; will the apartment owners have the necessary funds to maintain it, and who will be responsible for the maintenance and operation? This would be an underground utility that would require the owner of this utility to join Dig Safely New York so the line is located when someone is excavating in this area. This is a cost that must be planned into the site's operating cost. See PSC Code Rule 753.
- We have not given approval for this private force main to be constructed in the Harris Hill Road Right-of-Way. The information in the package is not clear as to where the force main will be located.

- The information shows a proposed signal at one of the proposed driveways. Erie County has not seen the warrants for this light to justify its installation. The need for a signal can only be determined with a traffic study that would need to be paid for by the developer. In addition, Harris Hill Road between Genesee Road (SR 33) and Wehrle Drive (CR 275) has a traffic count of 15,400 vehicles per day. What will be the effect of the proposed driveways on the traffic? Will northbound left turn lanes be required to keep the stopped left turning vehicles from delaying the northbound traffic flow? Both the need for a traffic signal and left turn lanes require a traffic study that must be completed by the developer at no cost to Erie County. Both the traffic signal and the left turn lanes must be built and paid for by the developer, if warranted by the traffic study. Based upon the dollar costs of these improvements, this work may need to be completed as a prevailing wage rate project separate from the apartment project. This work would also need to be completed by following NYSDOT Standard Specifications.
- Any work within the County Highway right-of-way may also require that the developer pay for the inspection of the work in our right-of-way by an Engineering firm approved by the County.

CPD/

c: William Geary, Deputy Commissioner – Highways
Charles A. Sickler, P.E., Director of Engineering
Michael Asklar, P.E., Traffic Safety Engineer
Gary Zawodzinski, Senior Highway Maintenance Engineer – Clarence
Robert Linforth, General Crew Chief – Clarence
CR 276

Harris Hill Road



Legend

- Parcels
- Municipal Boundaries
- 2011_bdy

0 1,984.15 3,968.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION

ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

1: 23,810



655

SUPERVISOR

Dino J. Fudoli

COUNCIL MEMBERS

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



**DEPARTMENT OF PARKS
RECREATION & FORESTRY**

GENERAL CREW CHIEF

Terrence D. McCracken

525 Pavement Road
Lancaster, NY 14086
Phone: (716) 684-3320
Fax: (716) 685-3497

Memorandum

TO: Neil Connelly, Planning Board Chairman
Planning Board Members
John Abraham, Council Member
Ronald Ruffino, Sr., Council Member
Donna Stempniak, Council Member

FROM: Terrence McCracken, General Crew Chief 

DATE: October 8, 2013

SUBJECT: Hidden Pines Subdivision, Ph2
22 Single Family Homes with Turnaround Concept
Project #2513
Property located S. of Branch Way

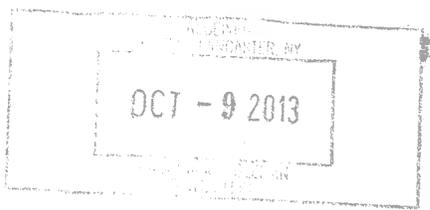
With regard to Hidden Pines Subdivision, Phase 2, in discussions with Project Manager Kenneth Zollitsch, I have asked that additional trees be planted on offset rows to provide a more dense screening for the adjoining properties. Attached please find a copy of the new landscape plan that includes (7) additional trees.

That being said, I feel the landscape plan is the best we can do given the road configuration of the project.

Should you have any questions, please do not hesitate to contact me.

TDM:jw

cc: J. Simme, Building Inspector
M. Nowak, Secretary to the Planning Board
Kenneth Zollitsch





Town of Lancaster

TOWN PLANNING BOARD

21 Central Avenue
LANCASTER, NEW YORK 14086

TC 654

October 2, 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 October 2, 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.

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 second day of October 2013 at 7:30 P.M, and there were present:

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

EXCUSED: Rebecca Anderson, 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 Lawrence Korzeniewski.

Minutes – A motion was made by Kristin McCracken to approve the minutes from the September 18, 2013 Planning Board Meeting with the following correction: REZONE PETITION BELLA VISTA GROUP - DETERMINATION: Based on the information provided to the Planning Board, a motion was made by Lawrence Korzeniewski to recommend denial of the rezone to the Town Board with the following comments: 1.) Project is out of character with the 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. 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
Rebecca Anderson – Yes
Anthony Gorski – No
Joseph Keefe – Yes

Lawrence Korzeniewski – Yes
Kristen McCracken – Yes
Melvin Szymanski – Excused

Administrative Items – Chair Connelly provided the Planning Board members with a list of credit hours for training for each member.

TOWN OF LANCASTER PLANNING BOARD COMMUNICATIONS AS OF OCTOBER 2, 2013

- 10.02.1 Wetlands delineation report from Earth Dimensions dated 9/05/13 for 5828 Broadway.
- 10.02.2 Copy of resolution approving the revised site plan for 205 rental apartments to be known as Pleasant Meadows.
- 10.02.3 Memo from General Crew Chief Terrence McCracken regarding sketch plan for Summerfield Farms, Part 6 (Proj.#2653) reserving judgment on this project.
- 10.02.4 Memo from General Crew Chief Terrence McCracken regarding rezone petition for 00 Broadway and 5828 Broadway requesting a landscape plan.

ACTION ITEMS -

REZONE PETITION - YOUNG DEVELOPMENT, INC. - APPLICATION TO REZONE 00 BROADWAY (SBL 116.00-1-10.1) AND 5828 BROADWAY (SBL 116.00-1-10.2) FROM GB GENERAL BUSINESS & AR AGRICULTURE RESIDENTIAL TO MFR-4 MULTIFAMILY RESIDENTIAL. PROPOSED REZONE SITE PLAN APPROVAL FOR 6 THREE-STORY BUILDINGS CONTAINING 156 RESIDENTIAL UNITS. CONTACT PERSON: SEAN HOPKINS, ESQ. OF HOPKINS & SORGI PLLC.

Sean Hopkins, Esq. of Hopkins & Sorgi, Brian Young, owner of Young Development and Chris Wood, Project Engineer presented to the Planning Board an application for the rezone of 00 Broadway and 5828 Broadway from General Business (GB) and Agricultural Residential (AR) to Multi-family Residential (MFR-4). The proposed rezone will be for the construction of 6 three-story buildings containing 156 residential units. The project will be constructed in phases. Phase I will consist of 4 buildings with 104 units. Each building will have 10 attached garages. The existing house located at 5828 Broadway will be demolished.

The following items were discussed:

Wetlands - Mr. Sorgi told the Planning Board that there are 3 wetlands on this site including a 2.6-acre wetland toward the rear of the parcel. The plan shows all the proposed development to be south of Plumb Bottom Creek. Neither Plumb Bottom Creek nor the creek corridor will be disturbed by this project. There will be no development north of the creek.

Retention Basins - Town Engineer Robert Harris questioned whether there would be enough space for retention basins. Mr. Young stated that the buildings will be constructed 60 feet apart with the retention basins placed between some of the buildings. If the wetland areas south of Plumb Bottom Creek are disturbed, wetlands will be mitigated on-site.

Height of Buildings - The plan shows the height of the 3-story buildings to be 49 feet. A height variance will be required from the Zoning Board of Appeals. Following a discussion, Mr. Young stated that he will consider reducing the pitch of the roof to lower the height.

Parking Spaces - Mr. Young stated that there will be enough parking spaces for this project. Town Engineer Robert Harris asked whether the spaces in front of the garages are part of the count, and whether those spaces should count. Mr. Young will check into this.

Entrance/exits - Currently there is only one entrance/exit to this project off Broadway. The Planning Board suggested that the developer contact the owner of the property to the east (Brookhaven Apartments) to discuss the possibility for additional access. Mr. Young agreed to explore the connection to the east. He also stated that there will be sufficient turnaround space for emergency vehicles and school buses.

DETERMINATION

Based on the information provided to the Planning Board, a motion was made by Kristen McCracken to recommend approval of the rezone petition to the Town Board. Motion seconded by Anthony Gorski.

Roll call vote as follows:

Chair Connelly - Yes

Rebecca Anderson - Excused

Anthony Gorski - Yes

Joseph Keefe - Yes

Lawrence Korzeniewski - Yes

Kristen McCracken - Yes

Melvin Szymanski - Yes

SKETCH PLAN REVIEW – SUMMERFIELD FARMS, PART 6 SUBDIVISION, 29 SINGLE-FAMILY HOMES LOCATED SOUTH OF WILLIAM STREET. PROJECT NO. 2653. CONTACT PERSON: KENNETH ZOLLITSCH OF GREENMAN-PEDERSEN, INC.

David DiPaulo, Executive Vice-President of Marrano Marc Equity and Kenneth Zollitsch of Greenman-Pedersen, Inc. presented to the Planning Board the sketch plan for Summerfield Farms, Part 6 Subdivision which will consist of 29 single-family homes located south of William Street. Mr. DiPaulo explained to the Planning Board that the presented sketch plan was designed years ago, prior to the discovery of Henslow Sparrows on this parcel by the NYS Dept. of Environmental Conservation (NYSDEC). The plan shows a street ending in a cul-de-sac. Again, this plan was designed prior to the determination that cul-de-sacs are problematic for the Town. He stated that cul-de-sac lots are very marketable due to the privacy of these lots. He asked the Planning Board to consider this plan since it would have been presented years ago prior to the cul-de-sac determination. The proposed sketch plan shows the entrance to this project on William St. to the east of Avian Way. Mr. DiPaulo stated that the sanitary sewers for this project were brought in before the work was stopped by the NYSDEC. The sketch plan also shows a stormwater facility at the south end of the project.

The Planning Board stated that cul-de-sacs have been determined to be problematic for the Town and that the Planning Board would like to see a plan for this project without a cul-de-sac. The Planning Board also noted that some of the backyards of the cul-de-sac lots are shown to be backing onto William Street and suggested cutting the street through to William Street and eliminating the cul-de-sac. Mr. DiPaulo said that he anticipated this decision by the Planning Board and presented another sketch plan for this project without a cul-de-sac. The Planning Board preferred the sketch plan without the cul-de-sac. The Planning Board also suggested that the east end of the road be moved more to the south to prevent a straight road. This would discourage speeding.

DETERMINATION

Based on the information provided to the Planning Board, a motion was made by Joseph Keefe to approve the sketch plan without a cul-de-sac. Motion seconded by Melvin Szymanski and unanimously carried.

Roll call vote as follows:

Chair Connelly – Yes	Lawrence Korzeniewski – Yes
Rebecca Anderson – Excused	Kristen McCracken – Yes
Anthony Gorski - Yes	Melvin Szymanski – Yes
Joseph Keefe – Yes	

OTHER MATTERS – None

At 8:28PM a motion was made by Lawrence Korzeniewski to adjourn the meeting. Motion seconded by Neil Connelly and unanimously carried.



Town of Lancaster

TOWN PLANNING BOARD

21 Central Avenue
LANCASTER, NEW YORK 14086

TC 657

MEMO

TO: The Honorable Town Board
Town of Lancaster

FROM: The Town of Lancaster Planning Board

DATE: October 2, 2013

RE: 156 Residential Units

PROJECT #: Not assigned

LOCATION: 00 Broadway & 5828 Broadway

TYPE: Rezone

RECOMMENDATION: Approval

Roll call vote:

Chair Connelly - Yes

Rebecca Anderson - Excused

Anthony Gorski - Yes

Joseph Keefe - Yes

Lawrence Korzeniewski - Yes

Kristen McCracken - Yes

Melvin Szymanski - Yes

CONDITIONS: None

COMMENTS: None



Town of Lancaster

TOWN PLANNING BOARD

21 Central Avenue
LANCASTER, NEW YORK 14086

TC 458

MEMO

TO: The Honorable Town Board
Town of Lancaster

FROM: The Town of Lancaster Planning Board

DATE: October 2, 2013

RE: Summerfield Farms Subdivision, Part 6

PROJECT #: 2653

LOCATION: South of William Street

TYPE: Sketch Plan

RECOMMENDATION: Approval

Roll call vote:

Chair Connelly - Yes

Rebecca Anderson – Excused

Anthony Gorski – Yes

Joseph Keefe - Yes

Lawrence Korzeniewski - Yes

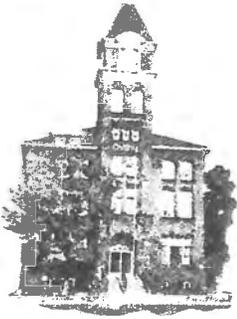
Kristen McCracken – Yes

Melvin Szymanski – Yes

CONDITIONS: Approval of the sketch plan without a cul-de-sac.

COMMENTS: None

659



Town of Lancaster

OFFICE OF THE TOWN ATTORNEY
21 Central Avenue
Lancaster, New York 14086
PHONE: (716) 684-3342
FAX: (716) 681-7475

JOHN M. DUDZIAK
Town Attorney

October 8, 2013

Honorable Town Board
Town of Lancaster
21 Central Avenue
Lancaster, New York 14086

Planning Board
Town of Lancaster
21 Central Avenue
Lancaster, New York 14086

RE: Re-Zone from GB & A-R to M.F.R-4
+/- 12.6 acres for construction of Townhomes
00 & 5828 Broadway; 116.00-1-10.1 & 116.00-1-10.2
Town of Lancaster, County of Erie

Dear Town Board and Planning Board Members:

Enclosed please find a SEQR response dated October 4, 2013 from the Department of Environmental Conservation on the above-referenced project for you review.

Should you have any questions or concerns, please call me.

Very truly yours,

John M. Dudziak, Esq.
Town Attorney
JMD:lb
Enc.

CC: Supervisor
Town Clerk
Building Inspector
Town Engineer
Sean Hopkins, Esq.



New York State Department of Environmental Conservation

Division of Environmental Permits, Region 9

270 Michigan Avenue, Buffalo, New York 14203-2915

Phone: (716) 851-7165 Fax: (716) 851-7168

Website: www.dec.ny.gov



Joe Martens
Commissioner

October 4, 2013

RECEIVED
TOWN OF LANCASTER, N.Y.

OCT 07 2013

JOHN M. DUDZIAK
TOWN ATTORNEY

Mr. John M. Dudziak
Town of Lancaster
21 Central Avenue
Lancaster, New York 14086

Dear Mr. Dudziak:

**SEQR LEAD AGENCY DESIGNATION
REZONING/CONSTRUCTION OF 252
APARTMENT UNITS
00 & 5828 BROADWAY
TOWN OF LANCASTER, ERIE COUNTY**

This Department has reviewed the Town of Lancaster's request for Lead Agency status on the matter referenced above. The Department is not an "involved" agency and has no comment regarding the rezoning of the parcel. The request for lead agency included preliminary site plans and a Full Environmental Assessment Form (FEAF) for future development of the parcel. These have been reviewed and we offer the following comments:

1. The FEAF indicates that three Federal Wetlands totaling 2.6 acres are contained within the proposed site. Additionally, various hydric soils and soils with the potential for hydric inclusions exist on the site. The project sponsor should contact the U.S. Department of Army, Corps of Engineers (COE), Buffalo District Office (1776 Niagara Street, Buffalo, New York 14207, telephone: 716/879-4330) regarding that agency's jurisdiction. Since Federal Wetlands are involved, the COE may require the project sponsor to obtain Water Quality Certification from this Department.
2. Since project activities will involve land disturbance of 1 acre or more, the project sponsor, owner or operator is required to obtain a State Pollutant Discharge Elimination System General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001). This General Permit requires the project sponsor, owner or operator to control stormwater runoff according to a Stormwater Pollution Prevention Plan (SWPPP), which is to be prepared prior to filing a Notice Of Intent (NOI) and prior to commencement of the project. More information on General Permit GP-0-10-001, as well as the NOI form, is available on the Department's website at www.dec.ny.gov/chemical/43133.html.
3. The project area is located within the 100-year floodplain, according to the Federal Emergency Management Agency's Map No. 3602490008C. The project must comply with the Town of Lancaster local laws/ordinances/standards relating to development within floodplains, including a possible Floodplain Development Permit.

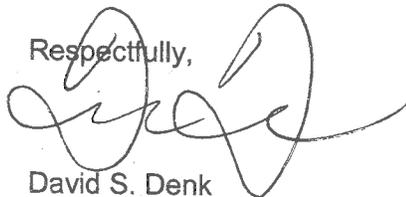
Mr. John M. Dudziak
October 4, 2013
Page 2

4. It is indicated that approximately 1.8 acres of vegetation and an undetermined amount of natural material will be removed. Please be aware that if any non-merchantable tree or brush debris is removed during the land clearing operation, it can be salvaged for use as firewood, be chipped for mulch, or disposed of at a Department approved landfill site. Open burning as a disposal method or disposal in the 100-year floodplain is strictly prohibited.

If any future development is proposed on the remaining undeveloped portion of the site, please coordinate with this Department so that any permits or environmental concerns can be identified and addressed responsibly.

We concur that the Town of Lancaster should act as SEQR Lead Agency, as the environmental impacts of the proposal are primarily of local significance. If you have any questions, please feel free to contact Mr. Mark Passuite or me at 716/851-7165.

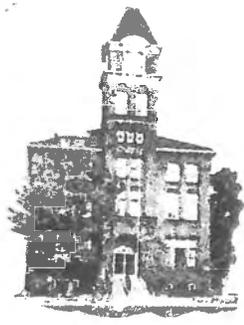
Respectfully,

A handwritten signature in black ink, appearing to read 'David S. Denk', written over the word 'Respectfully,'.

David S. Denk
Regional Permit Administrator

MFP

660



Town of Lancaster

OFFICE OF THE TOWN ATTORNEY
21 Central Avenue
Lancaster, New York 14086
PHONE: (716) 684-3342
FAX: (716) 681-7475

JOHN M. DUDZIAK
Town Attorney

October 9, 2013

Honorable Town Board
Town of Lancaster
21 Central Avenue
Lancaster, New York 14086

Planning Board
Town of Lancaster
21 Central Avenue
Lancaster, New York 14086

RE: Re-Zone from GB & A-R to M.F.R-4
+/- 12.6 acres for construction of Townhomes
00 & 5828 Broadway; 116.00-1-10.1 & 116.00-1-10.2
Town of Lancaster, County of Erie

Dear Town Board and Planning Board Members:

Enclosed please find a SEQR response dated October 8, 2013 from the Erie County Department of Health on the above-referenced project for you review.

Should you have any questions or concerns, please call me.

Very truly yours,

John M. Dudziak, Esq.
Town Attorney
JMD:lb

Enc.
CC: Supervisor
Town Clerk
Building Inspector
Town Engineer
Sean Hopkins, Esq.





COUNTY OF ERIE
MARK C. POLONCARZ
COUNTY EXECUTIVE

GALE R. BURSTEIN, MD, MPH
COMMISSIONER OF HEALTH

October 8, 2013

John M. Dudziak Town Attorney
Town of Lancaster
21 Central Avenue
Lancaster, NY 14086

RECEIVED
TOWN OF LANCASTER, N.Y.
OCT 09 2013
JOHN M. DUDZIAK
TOWN ATTORNEY

RE: Designation of Lead Agency
5828 Broadway rezoning for 252 Apartment Units
(T) Lancaster

Dear Mr. Dudziak:

Regarding your letter of September 25, 2013, the ECDOH has no objections to the Town of Lancaster being Lead Agency in regard to the above referenced project.

Please be advised that because sanitary sewers are required for this project, approval from the ECDOH is required under our agreement with the NYSDEC.

If there are any questions, please contact me at 716-961-6832.

Sincerely,

Dolores M. Funke, PE
Senior Public Health Engineer
Public Health Engineering

Cc: File: correspondence