



# Town of Lancaster

TOWN PLANNING BOARD  
21 Central Avenue  
Lancaster, New York 14086

October 20, 2021

**Planning Board Members:**

Neil Connelly, Chairman  
Rebecca Anderson  
Anthony Gorski  
Joseph Keefe  
Stanley Jay Keysa III  
Lawrence Korzeniewski  
Kristin McCracken

**Town Board Members:**

Ronald Ruffino, Sr., Supervisor  
Adam Dickman  
Robert Leary  
David Mazur  
Mike Wozniak

**Engineering Consultant:**

Ed Schiller, Wm. Schutt & Associates

**Town Attorney:**

Kevin E. Loftus

**Town Highway Superintendent:**

Daniel J. Amatura

**Building & Zoning Inspector:**

Matthew Fischione

**Gentlemen/Ladies:**

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held October 20, 2021. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,

Neil R. Connelly  
Planning Board Chairman

NRC:cm  
Encl.

A meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at Town Hall, 21 Central Avenue, Lancaster, NY, on the 20<sup>th</sup> day of October 2021 at 7:00 P.M. and there were present:

**PRESENT:** Neil Connelly, Chairman  
Rebecca Anderson, Member  
Anthony Gorski, Member  
Joseph Keefe, Member  
Stanley Jay Keysa III, Member  
Lawrence Korzeniewski, Member

**EXCUSED:** Councilman Mike Wozniak  
Councilman Dave Mazur

**ABSENT:** None

**ALSO PRESENT:** None

**Town Board Members:** None

**Other Elected Officials:** None

**Town Staff:** Emily Orlando, Deputy Town Attorney  
Ed Schiller of Wm. Schutt & Assoc.  
Matt Fischione, Code Enforcement Officer  
Cynthia Maciejewski, Recording Secretary

Meeting called to order by Chair Connelly at 7:00p.m.

Pledge of Allegiance led by Chair Connelly.

Roll Call of Planning Board Members

Chairman Connelly-Present

Rebecca Anderson-Present

Anthony Gorski-Present

Joseph Keefe-Present

Stanley Jay Keysa III-Present

Lawrence Korzeniewski-Present

Minutes-A motion was made by Lawrence Korzeniewski to approve the minutes from the September 15, 2021 Planning Board Meeting. Motion seconded by Rebecca Anderson and unanimously carried.

Thank you to Kristin McCracken, who has resigned from the Planning Board, for her many years of service and expertise as a member.

**TOWN OF LANCASTER PLANNING BOARD  
COMMUNICATIONS LIST FOR OCTOBER 20, 2021**

- 10.20.01 SEQR response dated 9/15/21 from the NYS DEC regarding 11 Lancaster Parkway.
- 10.20.02 SEQR response dated 9/15/21 from the NYS DEC regarding Apple Rubber Products Additions.
- 10.20.03 SEQR response dated 9/15/21 from the NYS DEC regarding the rezone petition at 4781 Transit Rd.
- 10.20.04 SEQR response dated 9/21/21 from the Erie County Division of Sewerage Management regarding Apple Rubber site plan amendment.
- 10.20.05 Email dated 9/27/21 from Lynne Ruda, Mayor of the Village of Lancaster, outlining the "Long Term Vision & Planning - Future Grant Applications", essentially the Village's update to the Comprehensive Plan.
- 10.20.06 SEQR response dated 9/28/21 from the Erie County DPW regarding the Soil Recycling Facility at 6125 Genesee St.
- 10.20.07 SEQR response dated 9/28/21 from the NYS DEC regarding the Soil Recycling Facility at 6125 Genesee St.
- 10.20.08 SEQR response dated 9/10/21 from the Erie County Department of Health regarding the 2 lot Minor Subdivision at Division St.
- 10.20.09 SEQR response dated 9//28/21 from the Erie County Department of Health regarding Apple Rubber Products site plan amendment.
- 10.20.10 SEQR response dated 9/29/21 from the NYS DOT regarding the proposed rezone at 4781 Transit Rd.
- 10.20.11 SEQR response dated 9/29/21 from the NYS DOT regarding the Soil Recycling Facility at 6125 Genesee St.
- 10.20.12 SEQR response dated 9/29/21 from the Erie County DPW regarding 11 Lancaster Pkwy.
- 10.20.13 SEQR response dated 10/04/21 from the NYS DEC regarding O'Connell Electric at 20 Lancaster Parkway.
- 10.20.14 SEQR response dated 10/05/21 from the Erie County Department of Environment and Planning regarding the Apple Rubber site plan amendment.
- 10.20.15 SEQR response dated 10/06/21 from the Erie County Department of Environment and Planning regarding the rezone petition for 4781 Transit Rd.

- 10.20.16 SEQR response dated 10/07/21 from the Erie County Department of Environment and Planning regarding the Soil Recycling Facility at 6125 Genesee St.
- 10.20.17 Letter of Intent submitted 9/28/21 for Proposed Planned Unit Development Overlay District, Harris Hill Rd.
- 10.20.18 Memo dated 9/16/21 from Michelle Barbaro, Park Crew Chief, indicating no issues with the project at 293 Cemetery Rd.
- 10.20.19 Memorandums dated 9/28/21 from Michelle Barbaro, Park Crew Chief, indicating no issues with the sketch plan for the Cross Creek Subdivision Phase 9, nor the amended site plan for O'Connell Electric.
- 10.20.20 Letters dated 9/15/21 from Dan Amatura, Highway Superintendent, indicating no comment regarding O'Connell Electric, the Cross Creek Subdivision, the National Grid Emergency Response Facility, and 293 Cemetery Rd.
- 10.20.21 Copies of resolutions adopted by the Town Board on 9/07/21 approving the Site Plan for AC Power 14 and Greenfield Campus improvements.
- 10.20.22 New long form Environmental Assessment Form submitted by National Grid in regards to the Emergency Response Facility at 293 Cemetery Rd.
- 10.20.23 Letter from Ed Schiller, Town Engineer, with comments regarding Walden/Central Car wash.
- 10.20.24 SEQR response dated 10/12/21 from the NYS DEC regarding National Grid.
- 10.20.25 Copy of resolution adopted by the Town Board on 10/4/21 approving the AC Power 2-lot subdivision with 2 conditions.
- 10.20.26 Copy of resolution adopted by the Town Board on 10/4/21 approving the 2-lot subdivision on Schwartz Rd. near Broadway, with one condition.
- 10.20.27 Letter from Matt Fischione, CEO, dated 10/19/21 with comments regarding the proposed Car Wash at Walden and Central Avenues.

**Planning Board Minutes**  
**SEQR Review**  
**October 20, 2021**

The Planning Board held its meeting at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York on the 20<sup>th</sup> day of October 2021 at 7:03p.m. and there were

PRESENT: REBECCA ANDERSON, PLANNING BOARD MEMBER  
ANTHONY GORSKI, PLANNING BOARD MEMBER  
JOSEPH KEEFE, PLANNING BOARD MEMBER  
STANLEY JAY KEYSA III, PLANNING BOARD MEMBER  
LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER  
NEIL CONNELLY, PLANNING BOARD CHAIRMAN

EXCUSED: DAVID MAZUR, TOWN COUNCILMAN  
MIKE WOZNIAK, TOWN COUNCILMAN

ALSO PRESENT: MATTHEW FISCHIONE, CODE ENFORCEMENT OFFICER  
EDWARD SCHILLER, ENGINEER, WM. SCHUTT & ASSOC.  
EMILY ORLANDO, DEPUTY TOWN ATTORNEY  
CYNTHIA MACIEJEWSKI, RECORDING SECRETARY

PURPOSE OF MEETING:  
IN THE MATTER OF THE STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) OF THE  
**Apple Rubber Products, Inc.**  
**204 Cemetery Road**

The Planning Board reviewed the Short Environmental Assessment Form with an item for item review and discussion of the project impact and magnitude as outlined on the Short Environmental Assessment Form entitled "Part 2 Impact Assessment" which was provided to each member.

**PLEASE TAKE NOTICE**, that the Planning Board of the Town of Lancaster, acting as an advisory committee to provide input to the Town Board, the designated lead agency under the State Environmental Quality Review Act (SEQRA), has reviewed the following described proposed action, which is an **unlisted** action, and that committee recommends that there are no significant adverse environmental impacts relative to the criteria found in 6 NYCRR §617.d,

and further recommends that the lead agency issue a **Negative Declaration** for the purposes of Article 8 of the Environmental Conservation Law in accordance with §617.12.

**NAME AND ADDRESS OF LEAD AGENCY**

Lancaster Town Board  
21 Central Avenue  
Lancaster, New York 14086  
Kevin Loftus, Town Attorney  
716-684-3342

**NATURE, EXTENT AND LOCATION OF ACTION:**

The proposed development is of a parcel involving 11.5 approximate acres.

The location of the premises being reviewed is 204 Cemetery Road, Lancaster, New York 14086, Erie County.

This project described as 2 phase development of a 5,988 sq ft office addition to the north side of the front of the existing building and a 5,848 sq ft office addition to the south side of the front of the existing building with 0.56 acre physically disturbed area.

**THE FOLLOWING MOTION TO OFFER A NEGATIVE DECLARATION WAS OFFERED BY MEMBER GORSKI, WHO MOVED ITS ADOPTION, SECONDED BY MEMBER KEEFE**

**TO WIT:**

**REASONS SUPPORTING RECOMMENDATION**

1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? **No impact.**
2. Will the proposed action result in a change in the use or intensity of use of land? **No impact**
3. Will the proposed action impair the character or quality of the existing community? **No impact**
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? **The Town of Lancaster has not established a Critical Environmental Area (CEA).**
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? **No impact**

6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? **No impact**
7. Will the proposed action impact existing:
  - a. Public/private water supplies? **No impact**
  - b. Public/private wastewater treatment utilities? **No impact**
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? **No impact**
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? **No impact.**
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? **No impact.**
11. Will the proposed action create a hazard to environmental resources or human health? **No impact**

and,

**BE IT FURTHER**

**RESOLVED**, that the Planning Board recommendation be sent to the Town Board, for its review and consideration as the lead agency for the Action.

The question of the adoption of the foregoing Recommendation was duly put to a vote which resulted as follows:

REBECCA ANDERSON, PLANNING BOARD MEMBER	VOTED YES
ANTHONY GORSKI, PLANNING BOARD MEMBER	VOTED YES
JOSEPH KEEFE, PLANNING BOARD MEMBER	VOTED YES
STANLEY JAY KEYSA III, PLANNING BOARD MEMBER	VOTED YES
LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER	VOTED YES
NEIL CONNELLY, PLANNING BOARD CHAIRMAN	VOTED YES

The Motion to recommend was thereupon adopted.

October 20, 2021



**AMENDED SITE PLAN REVIEW- PROJECT #2142, APPLE RUBBER PRODUCTS, INC., LOCATED AT 204 CEMETERY ROAD. EXISTING MANUFACTURING FACILITY IS PROPOSING TO BUILD A 5,988 SQ. FT. OFFICE ADDITION TO THE NORTH SIDE OF THE FRONT OF THE EXISTING BUILDING (PHASE 1) AND A 5,848 SQ. FT. OFFICE ADDITION TO THE SOUTH SIDE OF THE FRONT OF THE EXISTING BUILDING (PHASE 2).**

Jennifer Conti of Lydon Architecture reviewed the two phases of construction and minor changes to parking. Ed Schiller, Town Engineer, did state that the Storm Water Agreement was sufficient.

#### **DETERMINATION**

Based on the information presented to the Planning Board, a motion was made by Rebecca Anderson to recommend approval of the project to the Town Board. Motion seconded by Anthony Gorski

Roll call as follows:

Chairman Connelly-Yes

Stanley Jay Keysa III-Yes

Rebecca Anderson-Yes

Lawrence Korzeniewski-Yes

Anthony Gorski-Yes

Joseph Keefe-Yes

**Motion carried.**

**SITE PLAN REVIEW – PROJECT #1920, PROPOSED CAR WASH REDEVELOPMENT, S.B.L.'S #104.34.2-38.1 & 104.32-2-36.1 LOCATED AT 3620 WALDEN AVENUE AND 371 CENTRAL AVENUE. CONSTRUCTION OF A 4,000 SQ FT TUNNEL CAR WASH INCLUDING ASSOCIATED PARKING AND VACUUM STALLS, STORM WATER MANAGEMENT, ON-SITE UTILITY IMPROVEMENTS, SITE LANDSCAPING AND LIGHTING.**

Sean Hopkins of Hopkins, Sorgi & Romanowski, Anthony Pandolfe of Carmina Wood Morris and Tim Boyle of NOCO Express Properties, LLC discussed the changes made to the plans for Classy Chassy Carwash. The property is zoned General Commercial.

Site Plan – The building was flipped to better accommodate the entrance on Central Avenue. Shifting the building toward Walden Avenue would need to be looked at by Classy Chassy. Currently four variances are needed. Flipping the layout of the building created the fourth variance. The parking area in front of the building was noted. There are problems with obtaining the Town property to the north due to the lack of a deed being filed. Tim Boyle has been in discussions with Mr. Rehm to purchase vacant property adjacent to the car wash parcel. The two parcels of this project do need to be combined and deeds filed.

Curb cut – There will be one curb cut for full access on Central Avenue as approved by Erie County DOT. Central Avenue narrows in the area of this project and the Walden and Central intersection layout is nonsensical.

Engineering – The site will now use under ground storm water instead of the originally proposed above ground.

Traffic – A traffic impact study has been submitted. By flipping the building the visibility of motorists is reduced. This is a very congested intersection and is busy most hours of the day. It

will be very difficult to make a left hand turn out onto Central Avenue.

Car wash process – The car wash process lasts approximately one minute per wash. The majority of car wash users are members which helps to move the process along more quickly. There is room for 31 vehicles to stack on site. The Main St. and Youngs Rd location has on average a 7-10 car lined up during a peak time and processes 200-300 vehicles daily. The machine will shut down if it is over stacked.

Noise – The equipment is inside of the building and the loudest noise is generated from the blowers. Noise will be mitigated through the use of sound barriers.

Points to be addressed:

- Four variances need to be applied for
- Traffic study has grades of E's & F's, intersection may be at it's tipping point
- Pedestrian traffic

The applicants asked the Planning Board members to visit their location at Main & Youngs to see how the site functions. Stop bars can be installed before the sidewalks and sight lines will be readdressed.

#### **DETERMINATION**

Based on the information presented to the Planning Board, a motion was made by Chair Connelly to table the project until a future meeting. Motion seconded by Rebecca Anderson.

Roll call as follows:

Chairman Connelly-Yes

Stanley Jay Keysa III-Yes

Rebecca Anderson-Yes

Lawrence Korzeniewski-Yes

Anthony Gorski-Yes

Joseph Keefe-Yes

**Motion carried.**

#### **CONCEPT PLAN – BELMONT HOUSING RESOURCES FOR WNY, INC. AND ALLIANCE HOMES, 0 HARRIS HILL (S.B.L. #82.03-4-4). PROPOSED PLAN UNIT DEVELOPMENT OVERLAY DISTRICT (PUD) FOR A PROPOSED MULTIFAMILY PROJECT APPROXIMATELY 19.87 ACRES OF VACANT LAND IN THE HAMLET OF BOWMANSVILLE.**

Brad Packard of Belmont Housing and Sean Hopkins of Hopkins, Sorgi & Romanowski discussed a plan for 110 apartment units on a vacant parcel adjacent to the Thruway. Belmont Housing Resources of WNY, Inc. provides affordable housing as a not for profit and receives funding from the government but is not a government agency.

This location is a good fit for affordable housing and housing for the local workforce. Belmont Housing currently has 3 operating developments in the Town of Lancaster and currently all are as Senior Housing. This development will not be limited to senior housing.

This will be a planned unit development compatible with the Fairways Development and is taking the three story height into consideration in regards to the proximity of the thruway.

A 60' wide deed restricted buffer will be left untouched toward Anna Drive. The wetlands are

completely avoided and there will be no impact on them.

The zoning is R-1, Residential, single family which is challenging being located adjacent to the Thruway. The bedrock in the area prevents homes with basements.

This development will provide safe and affordable housing occupied by Town of Lancaster residents according to a preliminary Market Analysis conducted. The development also satisfies the objectives of the Comprehensive Plan and updated Zoning Map and Code. The PUD overlay created by the Town Board aligns with the need for more multifamily housing. Colonial Meadows was an early development for Belmont and currently developments are constructed as per the State. Colonial Meadows will be updated and falls under the recindication of a project being addressed.

The development does meet the zoning requirements and one variance is needed for the overall height of the building.

Traffic is a concern in this area and the standard deviation of change is an increase in volume of 1-3%. Left turns out of the Belvedere, onto Harris Hill is difficult especially on Saturday and Sunday. Fairway Hills has also added to the amount of traffic in this area.

Matt Fischione, CEO, stressed the importance of understanding the code and other Environmental Protection Areas.

Parking is available on site and public transportation is approximately 1.5 miles away.

Sidewalks are not available along Harris Hill at this time. Public transportation is vital for this development.

The next step is to submit the PUD application. No action was taken tonight.

**Other items discussed:**

Chair Connelly requested a Discussion of the Comp Plan to be added to the 11/3/21 Planning Board meeting.

A code to allow Concept Plans to come before the Planning Board needs to be addressed.

Jason Kulaszewski, Clean Energy Coordinator for the Climate Smart Community was part of a round table meeting which showed that the Town has accomplished several bullet points and is on the way to becoming a Climate Smart Community.

Ed Schiller discussed the need to reach out to the NFTA for additional bus stops and routes.

The possibility of a Gunville Road Thruway exit was discussed and a letter to Hal Morse of the GBRTC was suggested.

Motion made by Chair Connelly at 8:47p.m. and seconded by Joseph Keefe to adjourn the meeting. **Motion carried.**



# Town of Lancaster

TOWN PLANNING BOARD  
21 Central Avenue  
Lancaster, New York 14086

## MEMO

**TO:** Honorable Town Board  
Town of Lancaster

**FROM:** The Town of Lancaster Planning Board

**DATE:** October 20, 2021

**RE:** Apple Rubber Products, Inc.

**PROJECT #:** 2142

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**LOCATION:** 204 Cemetery Road

**TYPE:** Amended Site Plan

**RECOMMENDATION:** APPROVE

Roll call vote:

Chair Connelly-Yes

Rebecca Anderson-Yes

Anthony Gorski-Yes

Stanley Jay Keysa III-Yes

Lawrence Korzeniewski-Yes

Joseph Keefe-Yes

**CONDITION:** N/A

**CONCERNS:** N/A