



Town of Lancaster

TOWN PLANNING BOARD
21 Central Avenue
Lancaster, New York 14086

November 3, 2021

Planning Board Members:

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

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

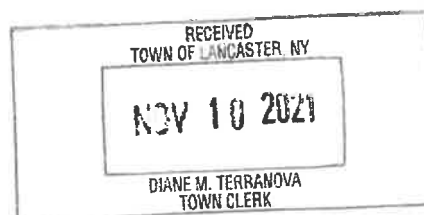
Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held November 3, 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 3rd day of November 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

ABSENT: None

ALSO PRESENT: None

Town Board Members: Councilman Dave Mazur

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.

Minutes-A motion was made by Rebecca Anderson to approve the minutes from the October 20, 2021 Planning Board Meeting with one typo correction to the word aligns. Motion seconded by Lawrence Korzeniewski.

Roll call as follows:

Chairman Connelly-Yes

Rebecca Anderson-Yes

Anthony Gorski-Yes

Motion carried.

Stanley Jay Keysa III-Yes

Lawrence Korzeniewski-Yes

Joseph Keefe-Yes

**TOWN OF LANCASTER PLANNING BOARD
COMMUNICATIONS FOR 11/03/21**

- 11.03.01** SEQR response dated 10/21/21 from the Erie County DPW regarding 20 Lancaster Parkway.
- 11.03.02** SEQR response dated 10/22/21 from the NYS DEC regarding the proposed Car Wash at Walden and Central Avenues.
- 11.03.03** SEQR response dated 8/13/21 from the NYS Office of Parks, Recreation, and Historic Preservation, regarding the National Grid Emergency Response Facility at 293 Cemetery Rd.
- 11.03.04** SEQR response dated 10/26/21 from the Erie County DPW regarding the National Grid Emergency Response Facility.
- 11.03.05** SEQR response dated 10/26/21 from the Erie County Division of Planning regarding 20 Lancaster Parkway.
- 11.03.06** SEQR response dated 10/26/21 from the NYS Department of Parks, Recreation, and Historic Preservation, regarding Raw Rutes at 4266 Walden Ave.
- 11.03.07** SEQR response dated 10/26/21 from the Erie County Division of Planning regarding the National Grid Emergency Response Facility.
- 11.03.08** SEQR response dated 10/29/21 from the Erie County Division of Sewerage Management regarding 11 Lancaster Parkway.
- 11.03.09** SEQR response dated 9/16/21 from the Erie County Division of Sewerage Management regarding the rezone petition at 4781 Transit Rd.
- 11.03.10** SEQR response dated 9/23/21 from the Erie County Division of Sewerage Management regarding the National Grid Emergency Response Facility.
- 11.03.11** SEQR response dated 9/23/21 from the Erie County Division of Sewerage Management regarding 20 Lancaster Parkway.
- 11.03.12** Letter dated 10/27/21 from Ed Schiller, Town Engineer, with comments regarding Adam's Nursery Storage Building.
- 11.03.13** Letter dated 10/27/21 from Ed Schiller, Town Engineer, with comments regarding the Site Plan Building Addition at the Buffalo Tournament Club.

- 11.03.14 Letter dated 10/27/21 from Ed Schiller, Town Engineer, with comment regarding the site plan amendment for Salvatore's Restaurant.
- 11.03.15 Letter dated 10/22/21 from Michael Metzger, P.E., asking to be placed on an upcoming agenda for Dr. Bernard Kolber's proposed project at 5480 Genesee St.
- 11.03.16 Copy of resolution approved by Town Board on 10/04/21 that amends the Local Law No. 5 to create a Truck Route System in the Town of Lancaster.
- 11.03.17 Copy of the proposed Young Development Subdivision Project located at 4800 Transit Rd. in the Town of Cheektowaga.
- 11.03.18 Letter dated 11/2/21 from Ed Schiller, Town Engineer, with comments regarding Fieldstream Subdivision Preliminary Submittal.
- 11.03.19 Letter dated 11/2/21 from Alan J. Knauf, Attorney at Law, regarding the 4781 Transit Road SEQRA Review.
- 11.03.20 Letter dated 10/19/21 from Matt Fischione, Code Enforcement Officer, with comments regarding Salvatores Enclosed Patio Site Plan.
- 11.03.21 Letter dated 10/20/21 from Matt Fischione, CEO, with comments regarding Buffalo Tournament Club Site Plan Amendment.
- 11.03.22 Letter dated 10/21/21 from Matt Fischione, CEO, with comments regarding Fieldstream Subdivision Preliminary Plat.
- 11.03.23 Letter dated 11/3/21 from Michelle Barbaro, Park Crew Chief, with no issues regarding the Amended Site Plan Review of Salvatore's Italian/Prime Restaurant.
- 11.03.24 Letter dated 11/3/21 from Michelle Barbaro, Park Crew Chief, with no issues regarding the Amended Site Plan Review of Buffalo Tournament Club.
- 11.03.25 Letter dated 11/3/21 from Michelle Barbaro, Park Crew Chief, with no issues regarding the Amended Site Plan Review of Adam's Nursery Storage Building.

SITE PLAN REVIEW – PROJECT #6039, O’CONNELL ELECTRIC COMPANY, S.B.L. #94.00-3-32.112, LOCATED AT 20 LANCASTER PARKWAY. SITE PLAN AMENDMENT TO EXPAND THE PARKING LOT AND FENCING ORIGINALLY INCLUDED IN THE PLAN BUT NOT COMPLETED.

The project will expand the parking lot 169’ to the north and 376’ to the back. The additional space is to store trucks and materials. The company will be adding 20 more linemen to their workforce. Fencing will enclose the new parking lot. The SWPPP was closed and will need to be reapplied for along with a DEC permit. The Storm Water Agreement needs to be executed and filed.

DETERMINATION

A motion was made by Lawrence Korzeniewski 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.

Planning Board Minutes
SEQR Review
November 3, 2021

The Planning Board held its meeting at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York on the 3rd day of November 2021 at 7:28p.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: MIKE WOZNIAK, COUNCIL MEMBER

ALSO PRESENT: DAVID MAZUR, COUNCIL MEMBER
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
Lancaster Parkway Commercial Development
S.B.L. #94.00-3-33.3

The Planning Board reviewed the Short Environmental Assessment Form for infrastructure improvement project matter 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 approximately 1.5 acres.

The location of the premises being reviewed is S.B.L. #94.00-3-33.3, 0 Lancaster Parkway, Lancaster, New York 14086, Erie County.

This project described as a 12,000 sq ft structure for small business/lease project with 0.8 acre physically disturbed area.

THE FOLLOWING MOTION TO OFFER A NEGATIVE DECLARATION WAS OFFERED BY MEMBER GORSKI, WHO MOVED ITS ADOPTION, SECONDED BY MEMBER KORZENIEWSKI, WITH ONE CONDITION:

PENDING SHPO LETTER

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, archeological, architectural or aesthetic resources? **No to small impact. SHPO letter is required**

9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flor or 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.

November 3, 2021

SEQR REVIEW REZONE – 4781 TRANSIT ROAD, S.B.L. #126.01-1-8.2. REDEVELOPMENT OF 8,000 SQ FT RETAIL SPACE, 14 APARTMENT UNITS AND A SEPARATE BUILDING WITH A BANK AND DRIVE THRU. THE RETAIL/APARTMENT BUILDING WILL BE 3 STORIES HIGH AND MEASURE 45’ IN HEIGHT.

A communication was submitted for review by Alan Knauf of Knauf Shaw, LLP. The firm is representing Transit Rd. Strip Acquisitions LLC, the owner of real property at 4779, 4783 and 4801 Transit Road, including a shopping plaza and Tops Market located adjacent to the east and south of the property located at 4781 Transit Road.

Jeff Palumbo, Barclay Damon and Anthony Pandolfe, Carmina Wood Morris discussed the project which would redevelop the site now known as the Forestview Restaurant. A public hearing is required for the rezone.

The property is currently a restaurant and would be redeveloped to be used as retail space, apartments and a bank with a drive thru. The interpretation of Jeff Palumbo is that the Comprehensive Plan supports a redevelopment of this nature. This is not spot rezoning and the comp plan supports this level of density and use in the western portion of the town with sewers.

One of the objections mentioned in the communication from Alan Knauf is that view of the plaza will be blocked by the proposed 3 story building. Anthony Pandolfe explained that the current height of the restaurant already blocks view of the plaza. The new building will measure 45’ in height. Traffic is a concern but there is an access management agreement in place and the northern entrance could be eliminated to reduce the number of entrance/exits onto Transit Road. Traveling south from this parcel is more difficult than traveling north. The elimination of the restaurant will reduce the amount of traffic generated.

Jeff Palumbo will meet with Mr. Knauf to discuss a redesign of the development. If the project was adjusted as per Mr. Knauf’s recommendations, additional variances would be required.

Councilman Mazur discussed the problems exiting from Michael Anthony Lane and the resident’s request to have a signal installed at that location.

DETERMINATION

A motion was made by Chair Connelly to table this project until the December 1, 2021 Planning Board meeting and seconded by Lawrence Korzeniewski.

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.

A motion was made by Chair Connelly to set a Public Hearing on Wednesday, December 1, 2021 at 7:05p.m.and seconded by Stanley Keysa. (Later withdrawn, see Other Items Discussed)

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.

AMENDED SITE PLAN REVIEW – PROJECT #1408, SALVATORE’S ITALIAN/PRIME RESTAURANT, LOCATED AT 6461 TRANSIT ROAD. ENCLOSING EXISTING OUTDOOR DINING PATIO WITH NEW OPEN OUTDOOR PATIO. 1,300 SQ FT. COVERED AREA AND 1,100 SQ FT. UNCOVERED AREA.

Stephen Geltz of Daryl Martin Architect presented the outdoor patio that will include the approval of the existing patio that did not receive site plan approval. The patio will need a front yard setback variance and a Special Use Permit will be required to operate. This is a Type 2 Action so no SEQR review is required. An As Built Survey will need to be submitted for the Certificate of Occupancy.

DETERMINATION

A motion was made by Joseph Keefe to recommend approval of the project to the Town Board with the following conditions:

1. Special Use Permit is required
2. Floodplain Development Permit is required

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.

AMENDED SITE PLAN – PROJECT #1269. BUFFALO TOURNAMENT CLUB BUILDING ADDITION, S.B.L. #84.00-4-5.111, LOCATED AT 6432 GENESEE STREET. DEMOLISH A DETACHED GARAGE AND REPLACE WITH A NEW ATTACHED GARAGE. ADD A SHED ROOF EXTENSION TO THE NORTH AND SOUTH SIDES OF THE EXISTING PAVILION.

Timothy Davis of BTC Golf, LLC presented the plan to remove a poor quality garage and replace with an attached garage. This is a Type 2 Action so no SEQR review is required. A Special Use Permit is required to operate. The floor plan and elevations are not yet available but will be provided for the permit.

DETERMINATION

A motion was made by Chair Connelly to recommend approval of the project to the Town Board with the following conditions:

1. Special Use Permit is required
2. Floor plan and elevations are to be provided

Motion seconded by Stanley Keysa.

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.

PRELIMINARY PLAT PLAN REVIEW – PROJECT #2020, FIELDSTREAM SUBDIVISION, 52 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION LOCATED ON THE NORTH SIDE OF WILLIAM STREET. THE SUBDIVISION WILL BE SERVED BY A NEW PUBLIC ROADWAY, APPROXIMATELY 1,900 FT. IN LENGTH AND WILL INTERSECT WITH WILLIAM STREET. NEW UTILITIES INCLUDING STREET LIGHTING, PUBLIC WATER, PUBLIC SANITARY SEWER AND STORM WATER WILL BE INSTALLED ALONG THE NEW ROADWAYS TO SERVE ALL OF THE PROPOSED LOTS.

Anthony Pandolfe of Carmina Wood Morris presented the updated Preliminary Plat which shows the four pocket wetlands that are nonjurisdictional. The wetlands to the north will not be disturbed. The Storm water retention area in the center of the development will be reconfigured and maintained by an HOA. The HOA taking care of the retention area is a move in the right direction. The conservation land will be deed restricted and given to the HOA to maintain.

Engineering – Building lots have wetlands on them and make it impossible for the Water Shed Protection to come in and protect the land. A meadow will be disturbed in the development of this parcel. The parcel is currently being farmed. The applicant is willing to address the Environmental Resource Area Overlay. Grading in between the lots will have drainage passing through and needs to have a legal description of easement language.

Design – The design of the lots currently prevents the creation of a flag lot and easement. Sidewalks will be provided.

Traffic – There are no subdivisions on the North side of William Street between Schwartz and Bowen Road. William Street is at the tipping point and simply cannot handle any additional traffic. On November 10th, the upcoming William Street road project will be discussed at the Senior Center from 6-8p.m. A traffic study was conducted by the applicant.

SEQR process – The SEQR process has not begun yet. The Town Board needs to be designated as Lead Agency first. This project has the possibility of a Positive Declaration.

DETERMINATION

A motion was made by Chair Connelly to table the project to a future meeting. Motion seconded by Stanley Keysa.

Roll call as follows:

Chairman Connelly-Yes

Stanley Jay Keysa III-Yes

Rebecca Anderson-Yes

Lawrence Korzeniewski-Yes

Anthony Gorski-Recused

Joseph Keefe-Yes

Motion carried.

DISCUSSION – COMPREHENSIVE PLAN

There are four environmental overlays that need to be addressed and must be in place before applications come in. Member Anderson, Matt Fischione, CEO and Ed Schiller, Town Engineer will meet on this.

The Rezone at 4781 Transit Road had two conflicting views of what the intention of the Comprehensive Plan is. The Rezone must be a benefit to the Town for it to be approved. This rezone could reduce the number of driveways along Transit Road. It would promote walkability through use of the sidewalks, existing access management and convenience of bus route. The plan for density and heavier population in that area is supported by the Comp. Plan. The NYS DOT will be contacted regarding the issues of pulling out of Michael Anthony Lane.

DISCUSSION – CONCEPT PLANS

Address the need for a code to allow Concept Plans to come before the Planning Board.

A concern of allowing a concept plan is what level of submittal will be accepted. The advantage of a concept plan is to work with a developer before getting too involved in a project that has no possibility of moving forward. It can also help develop the project but at no time can the Planning Board design a development. Possibility of charging a nominal fee for the review. Access to the Planning board could be provided but with limitations. A Concept Plan can help open discussion and guide applicants.

Other items discussed:

O'Connell Electric was approved this evening but the SEQR was not reviewed by the Planning Board. The Rezone Public Hearing comes before the Town Board and not the Planning Board. This will need to be rescheduled.

Chair Connelly withdrew his motion to set the Public Hearing for 4781 Transit Road.

SEQR will be conducted at the 12/15/21 Planning Board meeting.

Motion made by Chair Connelly at 8:31p.m. to adjourn the meeting. Seconded by Stanley Keysa.
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: November 3, 2021

RE: O'Connell Electric Company

PROJECT #: 6039

LOCATION: 20 Lancaster Parkway

TYPE: Site Plan

RECOMMENDATION: APPROVE

Roll call vote:

Chair Connelly-Yes

Rebecca Anderson-Yes

Anthony Gorski-Yes

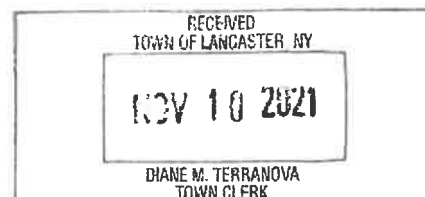
Stanley Jay Keysa III-Yes

Lawrence Korzeniewski-Yes

Joseph Keefe-Yes

CONDITION: N/A

CONCERNS: N/A





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: November 3, 2021

RE: Salvatore's Italian/Prime Restaurant

PROJECT #: 1408

LOCATION: 6461 Transit Road

TYPE: Amended Site Plan

RECOMMENDATION: APPROVE

Roll call vote:

Chair Connelly-Yes

Rebecca Anderson-Yes

Anthony Gorski-Yes

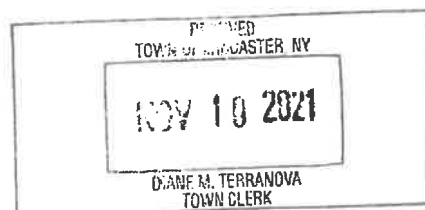
Stanley Jay Keysa III-Yes

Lawrence Korzeniewski-Yes

Joseph Keefe-Yes

CONDITION: 1. Special Use Permit is required
2. Floodplain Development Permit is required

CONCERNS: N/A





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: November 3, 2021

RE: Buffalo Tournament Club

PROJECT #: 1269

LOCATION: 6432 Genesee Street

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:

1. Special Use Permit is required
2. Floor plan and elevations are to be provided

CONCERNS: N/A

