

Town of Lancaster

TOWN PLANNING BOARD
21 Central Avenue
Lancaster, New York 14086

May 4, 2022

Planning Board Members: Neil Connelly, Chairman
Rebecca Anderson
John Copas
Anthony Gorski
Joseph Keefe
Stanley Jay Keysa III
Lawrence Korzeniewski

Town Board Members: Ronald Ruffino, Sr., Supervisor
Mark Burkard
Adam Dickman
Robert Leary
David Mazur

Engineering Consultant: Ed Schiller, Wm. Schutt & Associates

Town Attorney: Thomas E. Fowler, Jr.

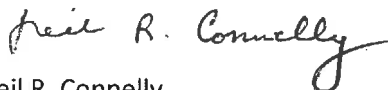
Town Highway Superintendent: John Pilato

Building & Zoning Inspector: Matthew Fischione

Ladies/Gentlemen:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held May 4th, 2022. 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:sg

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 4th day of May 2022 at 7:00 P.M. and there were present:

PRESENT: Neil Connelly, Chairman
Rebecca Anderson, Member
John Copas, Member
Anthony Gorski, Member
Joseph Keefe, Member
Lawrence Korzeniewski, Member

EXCUSED: Stanley Jay Keysa III, Member

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
Sherry Guarino, Recording Secretary

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

Pledge of Allegiance led by Chair Connelly.

Roll Call of Planning Board Members:

Chairman Connelly- Present

Rebecca Anderson- Present

John Copas- Present

Anthony Gorski- Present

Joseph Keefe- Present

Stanley Jay Keysa III- Excused

Lawrence Korzeniewski- Present

Minutes - A motion was made by Member Joseph Keefe to approve the minutes from the April 20th, 2022 Planning Board Meeting. Motion seconded by Anthony Gorski.

Motion carried.

TOWN OF LANCASTER PLANNING BOARD

COMMUNICATION'S LIST

May 4, 2022

- 5.04.01 Letter dated 4/19/22 from John S. Preston, 18 Dover Ct. voicing concerns regarding the proposed Dollar General, 5807 Broadway
- 5.04.02 Notice of SEQRs to be held 5/04/22 for 4781 Transit Rd., Dollar General, and Car Wash at Central Ave. and Walden Ave.
- 5.04.03 Letter dated 4/13/22 from Matt Fischione, Code Enforcement Officer, with comments regarding 0 Bradley St., Site Plan Review
- 5.04.04 Letter dated 4/22/22 from Matt Fischione, Code Enforcement Officer, with comments regarding the Amended Site Plan Review for Try-It Distributing and CNG Station parking lot
- 5.04.05 Notice of Public Hearing to be held on 5/02/22 for an application for a Special Use Permit at 107 Mohawk Place (Telecommunications Tower and Co-Location)
- 5.04.06 Copy of resolution adopted by Town Board on 4/18/22 granting a one-year extension for the construction of apartments located at 5153 Transit Rd.
- 5.04.07 Letter dated 4/29/22 from the Town Attorney's office to Lucas James of LJ Construction with new language for the Encroachment Agreement in which the Town had concerns
- 5.04.08 Letter via email dated 4/25/22 from Tara Mathias, representing the Broadway Group LLC and Dollar General, with submittals of updated plans and supplemental items necessary for site plan approval
- 5.04.09 Letter dated 4/05/22 from Sean Hopkins, representing the proposed car wash at 3620 Walden Ave. and 371 Central Ave. with updates of Site Plan and Landscaping asking for SEQR to be performed on 5/04/22
- 5.04.10 Letter dated 4/29/22 from Ed Schiller, Town Engineer, with comments regarding Try-It Distributing Amended Site Plan
- 5.04.11 Letter dated 4/29/22 from Ed Schiller, Town Engineer, with comments regarding the proposed Walden-Central Car Wash
- 5.04.12 Letter from Lawrence Ronald, resident of Bell Tower, dated 4/21/22, indicating his concerns with the proposed project at 5827 Broadway and Bowen

- 5.04.13 Memos dated 4/29/22 from John Pilato, Highway Superintendent, indicating no comment regarding the Bradley Drive single family home and the amended site plan for try-It Distributing
- 5.04.14 Memos dated 4/27/22 from Michelle Barbaro, Deputy Highway Superintendent, indicating the Forestry Department has no issues with the site plans for Bradley Drive and Try-It Distributing
- 5.04.15 Letter dated 5/4/22 from Alan Knauf expressing his opposition to rezone of 4781 Transit Road
- 5.04.16 Letter dated 5/2/22 from Ed Schiller, Town Engineer, commenting on Try-It Distributing

Planning Board Minutes

SEQR Review

May 4, 2022

The Planning Board held its meeting at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York on the 4th day of May 2022 at 7:08 p.m. and there were

PRESENT: NEIL CONNELLY, PLANNING BOARD CHAIRMAN
REBECCA ANDERSON, PLANNING BOARD MEMBER
JOHN COPAS, PLANNING BOARD MEMBER
ANTHONY GORSKI, PLANNING BOARD MEMBER
JOSEPH KEEFE, PLANNING BOARD MEMBER
LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER

EXCUSED: STANLEY JAY KEYSA III, PLANNING BOARD MEMBER

ALSO PRESENT: DAVID MAZUR, COUNCILMEMBER
EMILY ORLANDO, DEPUTY TOWN ATTORNEY
ED SCHILLER, ENGINEER, WM. SCHUTT & ASSOC.
MATTHEW FISCHIONE, CODE ENFORCEMENT OFFICER
SHERRY GUARINO, RECORDING SECRETARY

PURPOSE OF MEETING:

**IN THE MATTER OF THE STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) OF THE
SITE PLAN: RETAIL STORE 5807 BROADWAY (US ROUTE 20) PROJECT #2102
S.B.L. # 116.31-3-57.211**

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 1 Identification of Potential Project Impacts" 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
Thomas E. Fowler, Jr., Town Attorney
716-684-3342

NATURE, EXTENT AND LOCATION OF ACTION:

The proposed development is of a parcel involving approximately 1.26 +/- acres.

The location of the premises being reviewed is 5807 Broadway, Lancaster, New York 14086, Erie County.

This project described as a redevelopment of property to construct a 10,640 sq. ft. free-standing, single-tenant, retail store. The proposal includes parking, landscaping, stormwater management facilities, exterior lighting, and connection to public utilities.

THE FOLLOWING MOTION TO OFFER A NEGATIVE DECLARATION WAS OFFERED BY MEMBER KORZENIEWSKI, 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)? **N/A**
 - **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? **SMALL impact**

6. Will the proposed action cause an increase in the use of energy and does it fail 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:

NEIL CONNELLY, PLANNING BOARD CHAIRMAN	VOTED - YES
REBECCA ANDERSON, PLANNING BOARD MEMBER	VOTED - YES
JOHN COPAS, 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	EXCUSED
LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER	VOTED - YES

The Motion to recommend was thereupon carried.

May 4, 2022

SITE PLAN REVIEW – PROJECT #2102, PROPOSED NEW RETAIL STORE, S.B.L. #116.31-3-57.211 LOCATED AT 5807 BROADWAY (US ROUTE 20). REDEVELOPMENT OF PROPERTY TO CONSTRUCT A 10,640 SQ. FT. FREE-STANDING, SINGLE TENANT, RETAIL STORE. THE PROPOSAL INCLUDES PARKING, LANDSCAPING, STORMWATER MANAGEMENT FACILITIES, EXTERIOR LIGHTING, AND CONNECTION TO PUBLIC UTILITIES.

This site has been previously recommended for approval by the Planning Board and received a negative declaration upon SEQR.

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:

Chair Connelly-YES

Joseph Keefe - YES

Rebecca Anderson- YES

Stanley Jay Keysa III- EXCUSED

John Copas -YES

Lawrence Korzeniewski- YES

Anthony Gorski - YES

Motion carried.

Planning Board Minutes
SEQR Review
May 4, 2022

The Planning Board held its meeting at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York on the 4th day of May 2022 at 7:21 p.m. and there were

PRESENT: NEIL CONNELLY, PLANNING BOARD CHAIRMAN
REBECCA ANDERSON, PLANNING BOARD MEMBER
JOHN COPAS, PLANNING BOARD MEMBER
ANTHONY GORSKI, PLANNING BOARD MEMBER
JOSEPH KEEFE, PLANNING BOARD MEMBER
LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER

EXCUSED: STANLEY JAY KEYSA III, PLANNING BOARD MEMBER

ALSO PRESENT: DAVID MAZUR, COUNCILMEMBER
EMILY ORLANDO, DEPUTY TOWN ATTORNEY
ED SCHILLER, ENGINEER, WM. SCHUTT & ASSOC.
MATTHEW FISCHIONE, CODE ENFORCEMENT OFFICER
SHERRY GUARINO, RECORDING SECRETARY

PURPOSE OF MEETING:

**IN THE MATTER OF THE STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) OF THE
SITE PLAN: PROPOSED CAR WASH RE-DEVELOPMENT PROJECT 3620 WALDEN AVE. AND
371 CENTRAL AVE. PROJECT # 1920
S.B.L. # 104-34.2-38.1**

The Planning Board reviewed the Full Environmental Assessment Form with an item for item review and discussion of the project impact and magnitude as outlined on the Full Environmental Assessment Form entitled "Part 1 Identification of Potential Project Impacts" 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
Thomas E. Fowler, Jr., Town Attorney
716-684-3342

NATURE, EXTENT AND LOCATION OF ACTION:

The proposed development is of a parcel approximately .94 +/-acres.

The location of the premises being reviewed is 3620 Walden Ave. and 371 Central Ave., Lancaster, New York 14086, Erie County.

This project described as a redevelopment project consisting of a 4,000 sq. ft. tunnel car wash. The action includes the demolition of the existing buildings on project site, including the car wash building, stacking spaces, parking spaces and vacuum spaces.

THE FOLLOWING MOTION TO OFFER A NEGATIVE DECLARATION WAS OFFERED BY MEMBER KORZENIEWSKI, WHO MOVED ITS ADOPTION, SECONDED BY MEMBER COPAS,

TO WIT:

REASONS SUPPORTING RECOMMENDATION

- 1. Impact on land – NO impact.**
- 2. Impact on Geological Features – NO impact**
- 3. Impacts on Surface Water – NO impact.**
- 4. Impact on Groundwater – NO impact**
- 5. Impact on Flooding – NO impact**
- 6. Impact on Air – NO impact**
- 7. Impact on Plants and Animals – NO impact**
- 8. Impact on Agricultural Resources – NO impact**
- 9. Impact on Aesthetic Resources – NO impact**
- 10. Impact on Historic and Archeological Resources – NO impact**
- 11. Impact on Open Space and Recreation – NO impact**
- 12. Impact on Critical Environmental Areas – N/A**
 - The Town of Lancaster has not established a Critical Environmental Area (CEA).**

- 13. Impact on Transportation – NO impact**
 - a.) Projected traffic increase may exceed capacity of existing road network – SMALL impact
 - b.) The proposed action will degrade existing pedestrian or bicycle accommodations – SMALL impact
- 14. Impact on Energy – NO impact**
- 15. Impact on Noise, Odor and Light – NO impact**
 - a.) The proposed action may produce sound above noise levels established by local regulations – temporary SMALL impact during construction
- 16. Impact on Human Health – NO impact**
- 17. Consistency with Community Plans – NO impact.**
- 18. Consistency with Community Character – 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:

NEIL CONNELLY, PLANNING BOARD CHAIRMAN	VOTED - YES
REBECCA ANDERSON, PLANNING BOARD MEMBER	VOTED - YES
JOHN COPAS, PLANNING BOARD MEMBER	VOTED - YES
ANTHONY GORSKI, PLANNING BOARD MEMBER	VOTED - YES
JOSEPH KEEFE, PLANNING BOARD MEMBER	VOTED - NO
STANLEY JAY KEYSA III, PLANNING BOARD MEMBER	EXCUSED
LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER	VOTED -YES

The Motion to recommend was thereupon carried.

May 4, 2022

Planning Board Minutes
SEQR Review Rezone
May 4, 2022

The Planning Board held its meeting at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York on the 4th day of May 2022 at 7:54 p.m. and there were

PRESENT: NEIL CONNELLY, PLANNING BOARD CHAIRMAN
REBECCA ANDERSON, PLANNING BOARD MEMBER
JOHN COPAS, PLANNING BOARD MEMBER
ANTHONY GORSKI, PLANNING BOARD MEMBER
JOSEPH KEEFE, PLANNING BOARD MEMBER
LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER

EXCUSED: STANLEY JAY KEYSA III, PLANNING BOARD MEMBER

ALSO PRESENT: DAVID MAZUR, COUNCILMEMBER
EMILY ORLANDO, DEPUTY TOWN ATTORNEY
ED SCHILLER, ENGINEER, WM. SCHUTT & ASSOC.
MATTHEW FISCHIONE, CODE ENFORCEMENT OFFICER
SHERRY GUARINO, RECORDING SECRETARY

PURPOSE OF MEETING:

**IN THE MATTER OF THE STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) OF THE
SITE PLAN: 4781 TRANSIT ROAD PROJECT # 8944
S.B.L. # 126.01-1-8.2**

The Planning Board reviewed the Full Environmental Assessment Form with an item for item review and discussion of the project impact and magnitude as outlined on the Full Environmental Assessment Form entitled "Part 1 Identification of Potential Project Impacts" 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 **Type 1 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
Thomas E. Fowler, Jr., Town Attorney
716-684-3342

NATURE, EXTENT AND LOCATION OF ACTION:

The proposed development is of a parcen involving approximately 8,000 sq. ft. retail building & 2,000 sq. ft. bank.

The location of the premises being reviewed is 4781 Transit Road, Lancaster, New York 14086, Erie County.

This project described for approval of the rezone from General Commercial to Multi-Family Multi-Use. The three-story mixed-use building will accommodate 14 multi-family units, retail space and a separate building with a bank and drive thru.

THE FOLLOWING MOTION TO OFFER A NEGATIVE DECLARATION WAS OFFERED BY MEMBER ANDERSON, WHO MOVED ITS ADOPTION, SECONDED BY MEMBER KORZENIEWSKI,

TO WIT:

REASONS SUPPORTING RECOMMENDATION

- 1. Impact on land – NO impact.**
- 2. Impact on Geological Features – NO impact**
- 3. Impacts on Surface Water – NO impact.**
- 4. Impact on Groundwater – NO impact**
- 5. Impact on Flooding – No impact**
- 6. Impact on Air – NO impact**
- 7. Impact on Plants and Animals –NO impact**
- 8. Impact on Agricultural Resources – NO impact**
- 9. Impact on Aesthetic Resources – No impact**
- 10. Impact on Historic and Archeological Resources –NO impact**
- 11. Impact on Open Space and Recreation – NO impact**
- 12. Impact on Critical Environmental Areas – N/A**
 - The Town of Lancaster has not established a Critical Environmental Area (CEA).**

- 13. Impact on Transportation – NO impact
- 14. Impact on Energy – NO impact
- 15. Impact on Noise, Odor and Light – NO impact
- 16. Impact on Human Health – NO impact
- 17. Consistency with Community Plans – NO impact.
 - a.) The proposed action is inconsistent with local land use plans or rezoning regulations – SMALL impact
 - This is a less intense zoning for this area.
- 18. Consistency with Community Character – NO impact
 - a.) The proposed action may create a demand for additional community services (e.g., schools, police, and fire) – SMALL impact
 - b.) The proposed action is inconsistent with the predominant architectural scale and character – possibly a MODERATE impact if variance goes through. A variance is required for the height of the building. If relief is granted by the Zoning Board, there will be 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:

NEIL CONNELLY, PLANNING BOARD CHAIRMAN	VOTED - YES
REBECCA ANDERSON, PLANNING BOARD MEMBER	VOTED - YES
JOHN COPAS, 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	EXCUSED
LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER	VOTED - YES

The Motion to recommend was thereupon carried.

May 4, 2022

REZONE REVIEW – 4781 TRANSIT ROAD, PROJECT #8944, S.B.L. #126.01-1-8.2. REDEVELOP 8,000 SQ. FT. OF RETAIL, 14 APARTMENT UNITS AND A SEPARATE BUILDING WITH A BANK AND DRIVE THRU RETAIL/APARTMENT TO BE 3 STORIES AND 45’ HIGH.

The site had been previously recommended for a rezone by the Planning Board and received a negative declaration upon SEQR. Jeff Palumbo of Barclay Damon, LLP, owner, presented the rezone request to redevelop the property to allow for 8,000 sq. ft. of retail, 14 apartment units and a standalone bank with drive thru. The retail/apartment building will be 3 stories and approximately 45’ high. The Planning Board previously mentioned that the elimination of the north driveway was a factor in approving both the SEQR and the rezone. Mr. Palumbo stated the north driveway was still there but the traffic will only be allowed to make a right turn when exiting the property.

Motion made by Lawrence Korzeniewski to approve the rezone. Motion seconded by Joseph Keefe.

Roll call as follows:

Chair Connelly- YES	Joseph Keefe- YES
Rebecca Anderson- YES	Stanley Jay Keysa III- EXCUSED
John Copas - YES	Lawrence Korzeniewski- YES
Anthony Gorski- NO	

Motion carried.

SITE PLAN REVIEW – 4781 TRANSIT ROAD, PROJECT #8944, S.B.L. #126.01-1-8.2, REDEVELOPMENT OF 8,000 SQ. FT. OF RETAIL, 14 APARTMENT UNITS AND A SEPARATE BUILDING WITH A BANK AND DRIVE THRU. RETAIL/APARTMENT TO BE 3 STORIES AND 45’ HIGH.

DETERMINATION

Based on the information presented to the Planning Board a motion was made by Chair Connelly to table the project to the May 18th Planning Board meeting. Motion seconded by Lawrence Korzeniewski.

Roll call as follows:

Chair Connelly- YES	Joseph Keefe- YES
Rebecca Anderson- YES	Stanley Jay Keysa III- EXCUSED
John Copas - YES	Lawrence Korzeniewski- YES
Anthony Gorski-YES	

Motion carried.

SITE PLAN REVIEW – PROJECT # 2210, BROADWAY AND BOWEN DEVELOPMENT, S.B.L. #116.31-1-3, LOCATED AT 5827 BROADWAY (US ROUTE 20), MOTEL AND MIXED USE FACILITY, COMMERCIAL SPACE AND COFFEE SHOP ON FIRST FLOOR.

Lucas James discussed with Planning Board members that he received documentation from the D.O.T. stating patrons can only make a right turn into and out of the property from Bowen Road. If patrons would like to make a left turn into and out of the property from Bowen Road, they will need to use the Broadway entrance/exit. The Board asked Mr. James to provide confirmation in writing from the D.O.T on this matter. Mr. James also needs to provide documentation for the Encroachment License Agreement.

DETERMINATION

Based on the information presented to the Planning Board a motion was made by Chair Connelly to table the project to the May 18th Planning Board meeting. Motion seconded by Rebecca Anderson.

Roll call as follows:

- | | |
|-----------------------|--------------------------------|
| Chair Connelly- YES | Joseph Keefe -YES |
| Rebecca Anderson- YES | Stanley Jay Keysa III- EXCUSED |
| John Copas - YES | Lawrence Korzeniewski- YES |
| Anthony Gorski - YES | |

Motion carried.

SITE PLAN REVIEW – PROJECT #1235, BRADLEY DRIVE, S.B.L. #93.10-4-13, LOCATED ON BRADLEY DRIVE THE PROPOSED DEVELOPMENT WILL CONSIST OF A SINGLE-FAMILY DWELLING.

Mike Metzger from Metzger Civil Engineering PLLC. seeks approval on site plan from the Board to build 1 single family home on 3.3 acres of land. Matt Fischione stated this project is not a regular single-family home and action could be Type 2 pursuant to SEQR. However, he suggests that an “Unlisted” Action may be more appropriate, since this is not an approved lot. Rebecca Anderson pointed out the end of the street was planned poorly for larger vehicles to turn around (e.g. emergency vehicles, garbage and plow trucks). Mike Metzger agreed with the Board’s suggestion to consult with Charles Malcomb from Hodgson Russ LLP. to go over the plan.

DETERMINATION

Based on the information presented to the Planning Board a motion was made by Neil Connelly to table the project to the May 18th Planning Board meeting. Motion seconded by John Copas.

Roll call as follows:

- | | |
|-----------------------|--------------------------------|
| Chair Connelly- YES | Joseph Keefe - YES |
| Rebecca Anderson- YES | Stanley Jay Keysa III- EXCUSED |
| John Copas - YES | Lawrence Korzeniewski- YES |
| Anthony Gorski - YES | |

Motion carried.

AMENDED SITE PLAN REVIEW- PROJECT #4642, TRY-IT DISTRIBUTING, CNG STATION PARKING LOT, S.B.L. #105.00-2-2.13/A & S.B.L#105.00-2-9.13/B, LOCATED AT 4155 WALDEN AVE. CONSTRUCT A COMMERCIAL PARKING LOT TO HOLD A MAXIMUM OF 35 BOX TRUCKS (12’X40’), 20 DAY CABS (12’X25’) AND 25 PASSENGER VEHICLES (9’X20’), AREA LIGHTING, PERMANENT SWM FACILITIES, A PERIMETER CHAIN LINK FENCE AND TWO CAR ACCESS MOTORIZED SECURITY GATES. PROJECT WILL SUPPORT CNG DELIVERY TRUCKS.

Mark Maser, P.E. of Maser Engineering presented the site plan which showed a parking lot that will be leased to Amazon for use of additional parking for their 40 ft. box trucks and employee’s personal vehicles. No outside agencies are required for approval of this project. The board did request Mark Maser to go back to Try-It Distributing and ask for a merge of the 2 separate parcels. Mr. Maser agreed to the request.

DETERMINATION

Based on the information presented to the Planning Board, a motion was made by Chair Connelly to table the project for SEQR and Site Plan Recommendation for the June 15th Planning Board Meeting. Motion seconded by Member Joseph Keefe.

Roll call as follows:

Chair Connelly- YES

Joseph Keefe- YES

Rebecca Anderson- YES

Stanley Jay Keysa III- EXCUSED

John Copas - YES

Lawrence Korzeniewski- YES

Anthony Gorski- YES

Motion carried.

DISCUSSION – REVIEW THE ADMENDMENT TO THE CODE INVOLVING EXTENSIONS OF PROJECTS.

The amendment states that the 2 yr. window after the approval lapses to receive an extension it would first have to come back to the Planning Board.

DETERMINATION

Based on the Amendment presented to the Planning Board, a motion was made by Chair Connelly to recommend approval. Motion seconded by Rebecca Anderson.

Roll call as follows:

Chair Connelly- YES

Joseph Keefe -YES

Rebecca Anderson- YES

Stanley Jay Keysa III- EXCUSED

John Copas - YES

Lawrence Korzeniewski- YES

Anthony Gorski - YES

Motion carried.

Motion made by Chair Connelly at 9:45 p.m. to adjourn the meeting. Seconded by Rebecca Anderson, 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: May 4, 2022

RE: Retail Store

PROJECT #: 2102

LOCATION: 5807 Broadway

TYPE: Site Plan Review

RECOMMENDATION: APPROVE

Roll call vote:

Chair Connelly-Yes

Rebecca Anderson-Yes

John Copas-YES

Anthony Gorski-YES

Joseph Keefe-YES

Stanley Jay Keysa III-Excused

Lawrence Korzeniewski-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: May 4, 2022

RE: 4781 Transit Road

PROJECT #: 8944

LOCATION: 4781 Transit Road

TYPE: Rezone Review

RECOMMENDATION: APPROVE

Roll call vote:

Chair Connelly-Yes

Rebecca Anderson-Yes

John Copas-YES

Anthony Gorski-NO

Joseph Keefe-YES

Stanley Jay Keysa III-Excused

Lawrence Korzeniewski-YES

CONDITION: N/A

CONCERNS: N/A