

Town of Lancaster

TOWN PLANNING BOARD
21 Central Avenue
Lancaster, New York 14086

January 4, 2023

Planning Board Members: Carlo DiRienzo, Chair
Rebecca Anderson
John Copas
Anthony Gorski
Joseph Keefe
Lawrence Korzeniewski
Michael Reinhold

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.

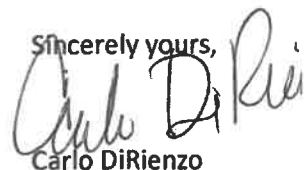
Town Highway Superintendent: John Pilato

Building & Zoning Inspector: Matthew Fischione

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held January 4, 2023. 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,



Carlo DiRienzo
Planning Board Chair

CD: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 4th day of January 2023 at 7:00 P.M. and there were present:

PRESENT: Carlo DiRienzo, Chair
Rebecca Anderson, Member
John Copas, Member
Anthony Gorski, Member
Joseph Keefe, Member
Lawrence Korzeniewski, Member
Michael Reinhold, Member

EXCUSED: Councilmember Dave Mazur

ABSENT: None

ALSO PRESENT: None

Town Board Members: None

Other Elected Officials: None

Town Staff: Thomas E. Fowler, Jr., Town Attorney
Emily Orlando, Deputy Town Attorney
Ed Schiller of Wm. Schutt & Assoc.
Matt Fischione, Code Enforcement Officer
Cyndi Maciejewski, Secretary

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

Pledge of Allegiance led by Chair DiRienzo.

Minutes-A motion was made by Lawrence Korzeniewski to approve the minutes from the December 7, 2022 Planning Board Meeting. Motion seconded by John Copas.

Roll call as follows:

Chairman DiRienzo-Yes

Joseph Keefe-Yes

Rebecca Anderson-Yes

Lawrence Korzeniewski-Yes

John Copas-Yes

Michael Reinhold-Yes

Anthony Gorski-Yes

Motion carried.

Communications list attached.

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

Anthony Pandolfe of Carmina Wood Design reviewed the 40 lot subdivision which had started with 52 lots on the north side of William Street across from Summerfield Subdivision. There are Federal and State wetlands on the north side of the subdivision with a 100' buffer. A conservation area will be created to encompass the wetlands and an ERPOD district will be established. An update was made to the plat plan which shows the sidewalk ramps between the road and stop signs for increased safety. Also shown is the restriping of William Street to restrict passing as per Erie County Highways letter of 12/23/21. The traffic study submitted was on 52 lots and not the reduced 40 lots now presented. A 4' wide shoulder will be added along the frontage of the homes fronting on William Street.

Ed Schiller, Engineer, approved the SWPPP for the project.

One of the outstanding concerns is the roadway of Fieldstream not aligning with Avian Way. The driveways of the 6 homes that exit onto William Street will have T-turnarounds provided. The condition of the soils is poor and the sewer capacity study conducted in 8/20 required a 1/2" of rain but the sewer capacity is being questioned. A large amount of fill will need to be brought in and no variances are needed or currently requested.

The zoning of the parcel is currently AR and for code compliance reasons if used as a R-residential use, the change in zoning should be made to conform. A Natural Heritage Study was not conducted and therefor there is no way of knowing what species may have been removed from the site until the spring. County guidelines regarding the offset of another roadway is

100', however with driveways in between, this can create a hazard. Monroe County follows a 200' offset. If the roadway into Fieldstream and Avian Way were lined up, 8 more lots would be lost and the project would not be financially feasible.

It was noted that the speed limit changes on William Street in between the first and second Avian Way.

The drainage documents are being addressed and more defined drainage detail is to be reviewed. The detail of the swale profile was requested to be added to future documents.

Planning Board Minutes
SEQR Review
January 4, 2023

The Planning Board held its meeting at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York on the 4th day of January 2023 at 7:23p.m. and there were

PRESENT: 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
MICHAEL REINHOLD, PLANNING BOARD MEMEBER
CARLO DIRIENZO, PLANNING BOARD CHAIR

EXCUSED: DAVID MAZUR, COUNCILMEMBER

ALSO PRESENT: THOMAS E. FOWLER, JR., TOWN ATTORNEY
EMILY ORLANDO, DEPUTY TOWN ATTORNEY
MATTHEW FISCHIONE, CODE ENFORCEMENT OFFICER
ED SCHILLER, ENGINEER, WM. SCHUTT & ASSOC.
CYNDI MACIEJEWSKI, SECRETARY

PURPOSE OF MEETING:

IN THE MATTER OF THE STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) OF THE
FIELDSTREAM SUBDIVISION

LOCATED 6061 BROADWAY ON THE NORTH SIDE OF WILLIAM STREET

The Planning Board reviewed the Full Environmental Assessment Form on the local law and discussed the impact and magnitude as outlined on the Full Environmental Assessment Form entitled "Part 2 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 **TABLES THE SEQR REVIEW** 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 single family subdivision affects 50.3 acres of land.

The location of the premises being reviewed is 6061 Broadway, on the north side of William Street, Town of Lancaster, New York 14086, Erie County.

This project described as a single family subdivision affects 22 acre physically disturbed area.

**THE FOLLOWING MOTION TO TABLE WAS OFFERED BY MEMBER ANDERSON,
WHO MOVED ITS ADOPTION, SECONDED BY MEMBER KORZENIEWSKI ,
TO WIT:**

REASONS SUPPORTING RECOMMENDATION

1. Impact on land – Moderate to large impact.

The proposed action may involve construction on land where depth to water table is less than 3' -Moderate to large impact.

The proposed action may involve construction on land where bedrock is exposed, or generally within 6' of existing ground surface.

The majority of the site will be fill.

This is a single phase, one year infrastructure build subdivision with the homes to take more than one year.

2. Impact on Geological Features – No impact

3. Impacts on Surface Water – Small impact.

The proposed action may involve the application of pesticides or herbicides in or around any water body. Use of lawn care products.

4. Impact on Groundwater – No impact

5. Impact on Flooding – No impact

The proposed action may result in, or require, modification of existing drainage patterns. Water will flow to existing swale.

6. Impact on Air – No impact

7. Impact on Plants and Animals – Moderate to large impact.

Land was farmed and then reverted back to a meadow with disturbance in the front.

The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site. Letter from the DEC states that it is the responsibility of the applicant to supply the information. A study in the spring could be beneficial to see what species come back.

The land was not reviewed before disturbed.

The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.

The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.

The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community.

The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project sight.

The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. 22 acres disturbed.

8. Impact on Agricultural Resources – Moderate to large impact

The site is not inside of an AG District. The AG District is to the Northeast.

Planning Board will come back to 8 a & b for review.

The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.

The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.

The proposed action may disrupt or prevent installation of an agricultural land management system.

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 – Moderate to large impact

**Projected traffic increase may exceed capacity of existing road network.
This is the tipping point for William Street.**

The driveway not aligning up with Avian Way creates the potential for conflicts and creates hazards.

14. Impact on Energy – No impact

Use of energy not used before.

15. Impact on Noise, Odor and Light – No impact

Note made regarding the lighting impact on a parcel that previously had no source of light.

16. Impact on Human Health – No impact

17. Consistency with Community Plans – No impact.

18. Consistency with Community Character – No to small impact.

The proposed action may create a demand for additional community services (e.g. schools, police and fire)

Proposed action is inconsistent with the character of the existing natural landscape.

and,

the tabling of the SEQR review was duly put to a vote which resulted as follows:

REBECCA ANDERSON, PLANNING BOARD MEMBER	VOTED YES
JOHN COPAS, PLANNING BOARD MEMBER	VOTED YES
ANTHONY GORSKI, PLANNING BOARD MEMBER	ABSTAIN
JOSEPH KEEFE, PLANNING BOARD MEMBER	VOTED YES
LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER	VOTED YES
MICHAEL REINHOLD, PLANNING BOARD MEMBER	VOTED YES
CARLO DIRIENZO, PLANNING BOARD CHAIR	VOTED YES

The Motion to table was thereupon adopted.

January 4, 2023

Tool Ranch was removed from the agenda by the applicant. The timeframe to begin SEQR review does need to be maintained. There is a Webinar for the SEQR review available for members to view on demand.

Chair DiRienzo thanked outgoing Chair Connelly for his years of service as a member and Chair of this community.

Motion made by Rebecca Anderson at 8:14p.m. to adjourn the meeting. Seconded by John Copas
Motion carried.

TOWN OF LANCASTER PLANNING BOARD

COMMUNICATIONS LIST FOR JANUARY 4, 2023

- 1.04.01 Letter dated 12/15/22 from Ed Schiller, Town Engineer, with comments regarding 6130 Broadway.
- 1.04.02 Letter dated 12/15/22 from Ed Schiller, Town Engineer, with comments regarding Genesee Lane Park Development.
- 1.04.03 Letter dated 12/21/22 from Ed Schiller, Town Engineer, with comments regarding 3857 Walden Ave., the Tool Ranch.
- 1.04.04 Letter dated 12/12/22 from the Lancaster Police Department indicating no issues with the Genesee Park Lane Development.
- 1.04.05 Copy of resolution adopted by the Town Board on 12/05/22 approving the amended site plan for the project at 2753 Wehrle Dr., the Angry Buffalo.
- 1.04.06 Memos from John Pilato, Highway Superintendent, indicating no comment regarding the Genesee Park Lane Development, 6130 Broadway, and Edgewater East.
- 1.04.07 Memo dated 12/08/22 from Michelle Barbaro, Deputy Highway Superintendent, indicating the Parks, Recreation, & Forestry Department has no issues with the Genesee Park Lane Development.
- 1.04.08 Letter dated 12/05/22 from Matt Fischione, Code Enforcement Officer, with comments regarding the Genesee Park Lane Development.
- 1.04.09 Letter dated 12/27/22 from Matt Fischione, Code Enforcement Officer, with additional comments regarding the Genesee Park Lane Development.
- 1.04.10 SEQR response dated 12/05/22 from the ECWA regarding 6218 Broadway.
- 1.04.11 SEQR response dated 12/06/22 from the ECWA regarding the proposed Pine Hill Estates.
- 1.04.12 SEQR response dated 12/08/22 from the NYS DEC regarding Basil Car Storage.
- 1.04.13 SEQR response dated 12//13/22 from the NYS DEC regarding Pine Hill Estates.
- 1.04.14 SEQR response dated 12/14/22 from the NYS DEC regarding the rezone and site plan for 6130 Broadway.
- 1.04.15 SEQR response dated 12/07/22 from the ECWA regarding 6130 Broadway.
- 1.04.16 SEQR response dated 12/19/22 from the Erie County Division of Sewerage

Management regarding Basil Car Storage.

- 1.04.17 SEQR response dated 12/14/22 from the Erie County Department of Environment and Planning regarding 6218 Broadway.
- 1.04.18 SEQR responses dated 11/17/22 and 12/14/22 from the Erie County Divisions of Sewerage Management and Environment and Planning, respectively, regarding the Tool Ranch at 3857 Walden Ave.
- 1.04.19 Letter dated 12/08/22 from Matt Fischione, Code Enforcement Officer, indicating a followup to our discussion with Emily Root of the Buffalo Niagara Waterkeeper. They will be willing to review some of the projects that are proposed near "troubled waters".