

Town of Lancaster

TOWN PLANNING BOARD
21 Central Avenue
Lancaster, New York 14086

January 18, 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 Fowler, Jr.

Town Highway Superintendent:

John Pilato

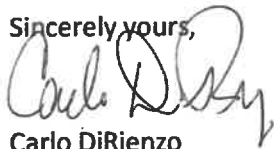
Building & Zoning Inspector:

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 18, 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 18th day of January 2023 at 7:00 P.M. and there were present:

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

EXCUSED: John Copas, Member

ABSENT: None

ALSO PRESENT: None

Town Board Members: Councilmember 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, Secretary

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

Pledge of Allegiance led by Chair DiRienzo.

Roll Call of Planning Board Members

Chair DiRienzo-Present

Joseph Keefe-Present

Rebecca Anderson-Present

Lawrence Korzeniewski-Present

John Copas-Excused

Michael Reinhold-Present

Anthony Gorski-Present

Minutes-A motion was made by Joseph Keefe to approve the minutes from the January 4, 2023 Planning Board Meeting. Motion seconded by Michael Reinhold.

Roll call as follows:

Chair DiRienzo-Yes

Joseph Keefe-Yes

Rebecca Anderson-Yes

Lawrence Korzeniewski-Yes

John Copas-Excused

Michael Reinhold-Yes

Anthony Gorski-Yes

Motion carried.

TOWN OF LANCASTER PLANNING BOARD

COMMUNICATIONS LIST FOR JANUARY 18, 2023

1.18.01 Letter dated 1/5/23 from Marco Laurienzo, Captain Lancaster Police Department, with no objections regarding 6503 Broadway.

1.18.02 Letter dated 1/6/23 from Diane Terranova, Town Clerk, informing of a stop order placed by applicant on deposit check for Site Plan fee regarding 6130 Broadway.

1.18.03 Planning Board Training Hours 2023

1.18.04 Legal Notice from Diane Terranova, Town Clerk indicating a Public Hearing for Special Use Permit at 57 Gunville Road

1.18.05 Legal Notice from Diane Terranova, Town Clerk indicating a Public Hearing for Special Use Permit at 272 Erie Street

1.18.06 Letter dated 12/29/22 from Ed Shiller, Town Engineer, with comments regarding Genesee Lane Park Development.

1.18.07 Letter dated 01/13/23 from Ed Shiller, Town Engineer, with comments regarding 6503 Broadway

1.18.08 Telephone conversation with Mike Metzger regarding 6130 Broadway. Mr. Metzger believes he has addressed all the Planning Boards issues previously identified.

- 1.18.09 Zoning Board of Appeals meeting minutes dated 1/12/23
- 1.18.10 SEQR response dated 1/9/23 from NYS DOT regarding 6218 Broadway
- 1.18.11 SEQR response dated 1/9/23 from NYS DOT regarding 6601 Broadway
- 1.18.12 SEQR response dated 1/4/23 from NYS DOT regarding 3857 Walden
- 1.18.13 Letter from GPI requesting a concept plan review meeting for 5309 Genesee Street
- 1.18.14 SEQR response dated 1/3/23 from Erie County DSM regarding 611 Pavement
- 1.18.15 Recorded Warranty Deed- Merge Status Edgewater Apartments
- 1.18.16 Letter from Cayuga Landing authorizing Young Development for wetlands delineation on 6026 Broadway.
- 1.18.17 Letter from Cayuga Landing authorizing Young Development to appear for rezoning on 6026 Broadway.
- 1.18.18 Letter from Erik Krull of Wetlands Investigation Co. regarding 6130 Broadway

Planning Board Minutes

SEQR Review

January 18, 2023

The Planning Board held its meeting at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York on the 18th day of January 2023 at 7:08p.m. and there were

PRESENT: REBECCA ANDERSON, 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: JOHN COPAS, PLANNING BOARD MEMBER

ALSO PRESENT: DAVID MAZUR, COUNCILMEMBER
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
M.P. CARROLL HARDWOOD EXECUTIVE OFFICE AND STORAGE FACILITIES,
LOCATED AT 6130 BROADWAY, S.B.L. 116.00-3-3.1**

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 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 local law amendment affects 3.7 acres of land.

The location of the premises being reviewed is 6130 Broadway, S.B.L. 116.00-3-3.1, Lancaster, New York 14086, Erie County.

This project affects .97 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. Impact on land – No impact.**
- 2. Impact on Geological Features – No impact**
- 3. Impacts on Surface Water – No impact**
There are Federal wetlands on the property.
- 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**
Impact is limited to 1 acre of land, the remainder of the lot is zoned AR-Agricultural Residential.
- 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.**
- 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:

REBECCA ANDERSON, PLANNING BOARD MEMBER	VOTED YES
JOHN COPAS, PLANNING BOARD MEMBER	EXCUSED
ANTHONY GORSKI, PLANNING BOARD MEMBER	VOTED YES
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 recommend was thereupon adopted.

January 18, 2023

REZONE & SITE PLAN REVIEW – PROJECT #2158, MP CAROLL HARDWOOD EXECUTIVE OFFICE AND STORAGE FACILITIES, LOCATED AT 6130 BROADWAY, S.B.L. 116.00-3-3.1. DEVELOPMENT WILL CONSIST OF APPROXIMATELY 6,000 SQ FT STORAGE BUILDING FOR MATERIAL STORAGE. ADDITIONAL SITE IMPROVEMENTS INCLUDE ASPHALT PAVEMENT, AN ONSITE SEPTIC SYSTEM AND STORMWATER INFRASTRUCTURE.

Mike Metzger of Metzger Civil Engineering and Michael Carroll reviewed the Rezone and Site Plan application. The rezone application was originally submitted to rezone the entire 44 acre parcel and was then amended to only rezone the area affected by the site plan of 3.7 acres. The site plan has been amended to conform with adjustment to rezone and suggestions of the Planning Board. The outside reviewing agencies such as Department of Environment and Planning asked to give thought on open space and work permits are still needed from DOT and Erie County Health. Erie County Water Authority will require a backflow preventor to be approved. The perimeter of the disturbed area needs to follow guidelines for erosion control and this will assist in identifying the perimeter of the project and keep it under one acre. A storm water management agreement will be needed prior to review by the Town Board.

DETERMINATION

A motion was made by Anthony Gorski to recommend the rezoning of 3.7 acres of S.B.L. 116.03.1 for the purpose of project # 2158, MP Carroll Hardwood Executive Office and Storage Facilities to the Town Board. Motion seconded by Michael Reinhold.

Roll call as follows:

- | | |
|----------------------|---------------------------|
| Chair DiRienzo-Yes | Joseph Keefe-Yes |
| Rebecca Anderson-Yes | Lawrence Korzeniewski-Yes |
| John Copas-Excused | Michael Reinhold-Yes |
| Anthony Gorski-Yes | |

Motion carried.

DETERMINATION

A motion was made by Lawrence Korzeniewski to recommend the Site Plan of S.B.L. 116.03.1, 6130 Broadway Project # 2158, MP Carroll Hardwood Executive Office and Storage Facilities to the Town Board. Motion seconded by Anthony Gorski.

Roll call as follows:

- | | |
|----------------------|---------------------------|
| Chair DiRienzo-Yes | Joseph Keefe-Yes |
| Rebecca Anderson-Yes | Lawrence Korzeniewski-Yes |
| John Copas-Excused | Michael Reinhold-Yes |
| Anthony Gorski-Yes | |

Motion carried.

AMENDED SITE PLAN REVIEW – PROJECT #0269, TOOL RANCH, S.B.L. 105.04.1, LOCATED AT 3857 WALDEN AVENUE. INSTALLATION OF A NEW GRAVEL PARKING LOT.

Applicant has asked to be removed from the agenda. Under the SEQR guidelines the review of the project should begin. There is information regarding the drainage and landscaping which need to be submitted.

Planning Board Minutes
SEQR Review
January 18, 2023

The Planning Board held its meeting at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York on the 18th day of January 2023 at 7:34p.m. and there were

PRESENT: REBECCA ANDERSON, PLANNING BOARD MEMBER
ANTHONY GORSKI, PLANNING BOARD MEMBER
JOSEPH KEEFE, PLANNING BOARD MEMBER
LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER
MICHAEL REINHOLD, PLANNING BOARD MEMBER
CARLO DIRIENZO, PLANNING BOARD CHAIR

EXCUSED: JOHN COPAS, PLANNING BOARD MEMBER

ALSO PRESENT: DAVID MAZUR, TOWN COUNCILMEMBER
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
TOOL RANCH
3857 WALDEN AVENUE, S.B.L. 105.00-1-4.1

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 began a review which was tabled pending additional information.

NAME AND ADDRESS OF LEAD AGENCY

Lancaster Town Board
21 Central Avenue
Lancaster, New York 14086
Thomas Fowler Jr., Town Attorney
716-684-3342

NATURE, EXTENT AND LOCATION OF ACTION:

The proposed project parcel consists of 5.6 acres of land.

The location of the project is 3857 Walden Avenue Lancaster, New York 14086, Erie County.

This project described affects 1 acre physically disturbed area.

THE FOLLOWING MOTION TO TABLE UNTIL ADDITIONAL INFORMATION IS SUPPLIED WAS OFFERED BY MEMBER ANDERSON, 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)?

More information is needed

10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? **More information is needed**

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 sends no recommendation to the Town Board, at this time 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
JOHN COPAS, PLANNING BOARD MEMBER	EXCUSED
ANTHONY GORSKI, PLANNING BOARD MEMBER	VOTED YES
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 18, 2023

Other Items Discussed:

The winter series of webinars are on line to view including one on SEQR and another on Planning Board Overview and County referral.

Council member Mazur is progressing on the RV code and it will come before the Planning Board for review.

The Subdivision Regulations booklet does need to be reviewed and revised to conform with current code and design standards.

A One Drive or shared file for Planning Board documents was discussed but overall the distribution of the paper files will continue instead of electronic files. An electronic copy could be included on the application for submittal with the paper plans. Most government agencies are accepting electronic files.

The SEQR review process will be revised. Coordination will be conducted as per guidelines and

the responsibility of collection of approvals will be more on the applicant to allow them to proceed in process. Type 1 actions will be coordinated but an unlisted action does not need to be coordinated and will not have a 30 waiting period.

Motion to adjourn the meeting by Chair DiRienzo at 7:55p.m. and seconded by Rebecca Anderson. Motion approved.

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: January 18, 2023

RE: M.P. Caroll Hardwood Executive Office and Storage Facilities

PROJECT #: 2158

LOCATION: 6130 Broadway, S.B.L. #116.00-3-3.1

TYPE: Site Plan Review

RECOMMENDATION: APPROVE
Roll call vote:
Chair DiRienzo-Yes
Rebecca Anderson-Yes
John Copas-Excused
Anthony Gorski-Yes
Joseph Keefe-Yes
Lawrence Korzeniewski-Yes
Michael Reinhold-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: January 18, 2023

RE: M.P. Caroll Hardwood Executive Office and Storage Facilities

PROJECT #: 2158

LOCATION: 6130 Broadway, S.B.L. #116.00-3-3.1

TYPE: Rezone

RECOMMENDATION: APPROVE
Roll call vote:
Chair DiRienzo-Yes
Rebecca Anderson-Yes
John Copas-Excused
Anthony Gorski-Yes
Joseph Keefe-Yes
Lawrence Korzeniewski-Yes
Michael Reinhold-Yes

CONDITION: N/A

CONCERNS: N/A