

# Town of Lancaster

TOWN PLANNING BOARD  
21 Central Avenue  
Lancaster, New York 14086

February 15, 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 February 15, 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 15<sup>th</sup> day of February 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:** 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-Present

Michael Reinhold-Present

Anthony Gorski-Present

Minutes-A motion was made by Anthony Gorski to approve the minutes from the February 1, 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-Yes

Michael Reinhold-Yes

Anthony Gorski-Yes

**Motion carried.**

**TOWN OF LANCASTER PLANNING BOARD**

**COMMUNICATIONS LIST FOR February 15, 2023**

2.15.01 Email dated 2/8/23 from Matt Fischione, Code Enforcement Officer, Non-Compliance for Edgewater East.

2.15.02 Email dated 2/13/23 from Matt Fischione, Code Enforcement Officer, regarding upcoming site visit by Buffalo Niagara Waterkeeper

2.15.03 Letter dated 2/7/23 from Ed Schiller, Town Engineer, with comments regarding Project #2031 (Basil Car) for re-submitted application.

2.15.04 Letter dated 2/10/23 from Diane Terranova, Town Clerk for Public Hearing-Special Use Permit 0 Rehm Road.

2.15.05 Letter dated 2/10/23 from Diane Terranova, Town Clerk for Public Hearing-Special Use Permit 4725 Transit Road.

2.15.06 Letter dated 1/13/23 from John Pilato, Highway Superintendent informing of no comments for Project #1863 (Genesee Park Lane Development).

2.15.07 Letter dated 01/13/23 from John Pilato, Highway Superintendent informing of no comments for Project #2010 (21 Pavement Road).

2.15.08 Letter dated 2/3/23 from Steven and Erin Bice opposing variance application for driveway extension for Project #2010 (21 Pavement Road).

**AMENDED SITE PLAN REVIEW** – Project #2031, Basil Car Storage Building, located at 5077 Transit Road, S.B.L. #115.09-1-27. Construction of a 15,000 sq. ft. vehicle storage building and an additional fifteen (15) parking spaces. Development will also include the demolition of one existing building located on the project site. Anthony Pandolfe, of Carmina Wood Design, reviewed the vehicle storage building which will not allow for body or mechanical work. As discussed at the November 2, 2022 Planning Board meeting, the applicant has agreed and through discussion with the NYS DOT, the applicant will remove the southern curb cut leaving one curb cut on site. A cross access easement agreement is pending but is not fully executed at this time. The Special Use Permit on site has a renewal date of March 2023, at that time the permit will be amended to accommodate this project. The showroom is for display and sale only and will be open to the public. The existing light poles will remain and none will be added. Security wall pack lighting will be on the building and all lights are turned controlled by a timer. Erie County water and sewer letters of approval are needed before the Town Board will approve, along with the Cross Access Easement Agreement.

## **Planning Board Minutes**

### **SEQR Review**

### **February 15, 2023**

The Planning Board held its meeting at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York on the 15<sup>th</sup> day of February, 2023 at 7:12 p.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 MEMBER  
CARLO DIRIENZO, PLANNING BOARD CHAIR

**EXCUSED:** DAVE MAZUR, TOWN COUNCILMEMBER

**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  
BASIL CAR STORAGE BUILDING  
5077 TRANSIT 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 §617.7, 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 3.71 acres.

The location of the premises being reviewed is 5077 Transit Road, Lancaster, New York 14086, Erie County.

This project described as a 15,000 sq ft car storage building with .88 acre physically disturbed area.

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

**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  
JOHN COPAS, PLANNING BOARD MEMBER  
ANTHONY GORSKI, PLANNING BOARD MEMBER

VOTED YES  
VOTED YES  
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.

February 15, 2023

**DETERMINATION**

A motion was made by Rebecca Anderson to approve the Basil Car Storage Building with two conditions:

1. Special Use Permit must be amended to include the proposed building
2. Submittal of the Cross Access Easement Agreement

Motion seconded by Anthony Gorski.

Roll call as follows:

Chair DiRienzo-Yes

Joseph Keefe-Yes

Rebecca Anderson-Yes

Lawrence Korzeniewski-Yes

John Copas-Yes

Michael Reinhold-Yes

Anthony Gorski-Yes

**Motion carried.**

**Other Items Discussed:**

The creation of the agenda was discussed and resolved to be a joint effort and distributed by the Secretary.

Matt Fischione, Code Enforcement Officer discussed IPS which is a system to load documents into and a link from IPS could be posted on the Town website to provide Planning Board information and documents.

Members did not see a benefit to being included on all building department correspondence for projects but were more focused on the availability of necessary documents.

The RV code is progressing and will be making its way back to the Planning Board.

Motion to adjourn the meeting by Chair DiRienzo at 7:25p.m. and seconded by John Copas.

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:** February 15, 2023

**RE:** Basil Car Storage Building

**PROJECT #:** 2031

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**LOCATION:** 5077 Transit Road

**TYPE:** Amended Site Plan

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

**CONDITION:** Special Use Permit must be amended to include the proposed building  
Submittal of the Cross Access Easement Agreement

**CONCERNS:** N/A