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Sub-Total: $17,208.00

Sub-Total: $11,200.00

Sub-Total: $2,250.00

Sub-Total: $11,250.00

Sub-Total: $1,000.00

Sub-Total: $50.00

Sub-Total: $1,371.21

Sub-Total: $841.79

Sub-Total: $13,848.88

Total Local Shares Remitted: $77,143.89

Amount paid to: New York State Comptroller's Office 600.00

Amount paid to: NYS Ag. & Markets for spay/neuter program 420.00

Amount paid to: NYS Dept. of Health Marriage Lic. 247.50

Amount paid to: NYS Environmental Conservation 7,171.57

Total State, County & Local Revenues: $85,582.96

Total Non-Local Revenues: $8,439.07

To the Supervisor:
Pursuant to Section 27, Sub 1, of the Town Law, I hereby certify that the foregoing is a full and true statement of all fees and monies received by me, Diane M. Terranova, Town Clerk, Town of Lancaster during the period stated above, in connection with my office, excepting only such fees and monies, the application of which are otherwise provided for by law.

[Signature]

Supervisor

[Signature]

Town Clerk

Date
Invoice 1029-45849
TOWN OF LANCASTER
21 Central Ave, Lancaster, NY 14086
Invoice Period: 11/01/2021 to 11/30/2021

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$7,171.57 Will be swept from your bank account on 12/13/2021
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$7,171.57 Will be swept from your bank account on 12/13/2021
**Daily Summary**

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<td>11/25/2021</td>
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<td>11/28/2021</td>
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<td>$239.98</td>
<td>$7,181.02</td>
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$7,171.57 Will be swept from your bank account on 12/13/2021
Report for the month of

November 2021

City or Town of Lancaster
County of Erie

Pursuant to the provisions of Section 15 of the Domestic Relations Law, as last amended by Chapter 62 of the Laws of 2003, I herewith transmit to the State Commissioner of Health a fee of twenty dollars and fifty cents for each marriage license issued by me during the month covered by this report.

Licenses issued were numbered from 257 to 267 inclusive.

If ONE license was issued place number in the first space only! (If NO licenses were issued write "NONE" in the above space.)

Make remittance by CHECK or MONEY ORDER payable to the State Department of Health

Name of City or Town Clerk (Please Print)
Diane M. Terranova

Signature of City or Town Clerk

Date 12/01/2021

Mailing Address
21 Central Ave
Lancaster, NY 14086

Amount of remittance with this report

$ 247.50

INSTRUCTIONS

THIS MONTHLY REPORT OF MARRIAGE LICENSES ISSUED MUST BE TRANSMITTED TO THE STATE DEPARTMENT OF HEALTH AT THE ABOVE ADDRESS FOR EACH MONTH regardless of whether or not any licenses were issued. If no licenses were issued, indicate NONE in the space provided for license numbers.

The issuance of a marriage license makes you responsible for the remittance fee of $22.50, regardless of whether or not the marriage ceremony is ever performed.

Marriage licenses must be numbered and reported consecutively throughout the year starting with number 1 at the beginning of EACH calendar year.

Pursuant to the authority of Section 19 of the New York State Domestic Relations Law, the Commissioner of Health has directed that this report, together with any fee must be transmitted to the State Department of Health by the 15th of the month following the month which the report covers.

New York State Domestic Relations Law 22 provides that any Town or City Clerk who violates or fails to comply with any of the above mentioned reporting or filing requirements, shall be deemed guilty of a misdemeanor and shall pay a fine not exceeding the sum of one hundred dollars on conviction thereof.

DOH-963 (06/2014)
## Miscellaneous Cash Report

For Transaction Type: Planning & Zoning  
For Fee Type: Storm Water Pollution Prevention  
Date Range: 11/01/2021 to 11/30/2021

<table>
<thead>
<tr>
<th>Transaction Type</th>
<th>Fee Type</th>
<th>Receipt #</th>
<th>Date</th>
<th>Customer</th>
<th>Qty</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning &amp; Zoning</td>
<td>Storm Water Pollution Prevention</td>
<td>3</td>
<td>11/29/2021</td>
<td>Development, Fred Donato</td>
<td>1</td>
<td>$2,950.00</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>5841 Genesee St</td>
<td></td>
<td></td>
</tr>
<tr>
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<td></td>
<td></td>
<td>Lancaster, NY 14086</td>
<td></td>
<td></td>
</tr>
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</table>

**Total Quantity:** 1  
**Grand Total:** $2,950.00
## STATE OF NEW YORK

### REPORT OF GAMES OF CHANCE FEES COLLECTED

PURSUANT TO CHAPTER 960, LAWS OF 1976

<table>
<thead>
<tr>
<th>NAME OF MUNICIPALITY</th>
<th>Town of Lancaster</th>
</tr>
</thead>
<tbody>
<tr>
<td>P.O. ADDRESS</td>
<td>21 Central Ave., Lancaster, NY 14086</td>
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</tbody>
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### CODE NUMBER

<table>
<thead>
<tr>
<th>NAME OF ORGANIZATION</th>
<th>LICENSE NO.</th>
<th>NUMBER OF OCCASIONS</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Polish Falcon Society of Depew, NY</td>
<td>14-217-699-03088</td>
<td>1</td>
<td>25.00</td>
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</table>

A.) TOTAL FEES COLLECTED  

B.) DELIVERED TO MUNICIPAL TREASURY  

C.) TRANSMITTED HEREWITH TO STATE COMPTROLLER

<p>| |</p>
<table>
<thead>
<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td>A.) TOTAL FEES COLLECTED</td>
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<tr>
<td>$25.00</td>
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<td>B.) DELIVERED TO MUNICIPAL TREASURY</td>
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<td>$10.00</td>
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<td>C.) TRANSMITTED HEREWITH TO STATE COMPTROLLER</td>
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</tr>
<tr>
<td>$15.00</td>
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</table>

**TOTALS**

---

### CERTIFICATION OF ISSUING OFFICER:

Diane M. Terranova, Town Clerk of the Town of Lancaster, hereby certifies that he/she is the State of New York; that he/she has prepared the annexed report, issued the licenses listed herein and that such report is a true and correct statement of operations for the period which it covers.

---

### CERTIFICATION OF REMITTING OFFICER:

Ronald Ruffino, Sr., Supervisor of the Town of Lancaster, hereby certifies that he/she is the State of New York; that he/she has examined the annexed report, that he/she knows such report to be a true and correct statement of operations for the which it covers and that the amount remitted herewith is the full amount payable to the State Comptroller for such period pursuant to Chapter 960 of the Laws of 1976, as amended.

---
STATE OF NEW YORK

REPORT OF BINGO FEES COLLECTED
PURSUANT TO CHAPTER 437 & 438, LAWS OF 1962

NAME OF MUNICIPALITY  Town of Lancaster
P.O. ADDRESS  21 Central Ave, Lancaster, NY 14086

MONTH OF  November,  2021
COUNTY  Erie

NAME OF ORGANIZATION | LICENSE NO. | NUMBER OF OCCASIONS | AMOUNT
---|---|---|---
Our Lady of Pompeii  HSA  Sunday  | 14-217-440-05527 | 21 | 393.75
Our Lady of Pompeii Church  | 14-217-040-00128 | 22 | 412.50
St. James Church  | 14-217-040-00134 | 9 | 168.75

A.) TOTAL FEES COLLECTED  $975.00
B.) DELIVERED TO MUNICIPAL TREASURY  $390.00
C.) TRANSMITTED HEREWITH TO STATE COMPTROLLER  $585.00

TOTALS

CERTIFICATION OF ISSUING OFFICER:

Diane M. Terranova, Town Clerk of the Town of Lancaster, hereby certifies that he/she is the State of New York, that he/she has prepared the annexed report, issued the license listed therein and that such report is a true and correct statement of operations for the period which it covers.

CERTIFICATION OF REMITTING OFFICER:

Ronald Ruffino, Sr., Supervisor of the Town of Lancaster, hereby certifies that he/she is the State of New York; that he/she has examined the annexed report, that he/she knows such report to be a true and correct statement of operations for which it covers and that the amount remitted herewith is the full amount payable to the State Comptroller for such period pursuant to Chapter 436 of the Laws of 1962, as amended.
### LICENSE TYPES

<table>
<thead>
<tr>
<th>License Type</th>
<th>Tagged</th>
<th>Spayed</th>
<th>Local Fee (D)</th>
<th>Late Penalty (E)</th>
<th>Spayed Fee (F)</th>
<th>Unspayed Fee (G)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Spay/Neuter</td>
<td>306 306 46</td>
<td>NO FEE</td>
<td>NO FEE</td>
<td>NO FEE</td>
<td>NO FEE</td>
<td>NO FEE</td>
</tr>
<tr>
<td>2. Unspay/Unneut</td>
<td>38 38 6 38</td>
<td>NO FEE</td>
<td>NO FEE</td>
<td>NO FEE</td>
<td>NO FEE</td>
<td>NO FEE</td>
</tr>
<tr>
<td>3. Exemption</td>
<td>0 0</td>
<td>NO FEE</td>
<td>NO FEE</td>
<td>NO FEE</td>
<td>NO FEE</td>
<td>NO FEE</td>
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<tr>
<td>4. Purebred (1-10)</td>
<td>0 0 0</td>
<td>NO FEE</td>
<td>NO FEE</td>
<td>NO FEE</td>
<td>NO FEE</td>
<td>NO FEE</td>
</tr>
<tr>
<td>5. Purebred (11-25)</td>
<td>0 0 0</td>
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<td>NO FEE</td>
<td>NO FEE</td>
<td>NO FEE</td>
<td>NO FEE</td>
</tr>
<tr>
<td>6. Purebred (26+)</td>
<td>0 0 0</td>
<td>NO FEE</td>
<td>NO FEE</td>
<td>NO FEE</td>
<td>NO FEE</td>
<td>NO FEE</td>
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Total:

<table>
<thead>
<tr>
<th>Tagged</th>
<th>Spayed</th>
<th>Local Fee (D)</th>
<th>Late Penalty (E)</th>
<th>Spayed Fee (F)</th>
<th>Unspayed Fee (G)</th>
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<tbody>
<tr>
<td>344 344 52 38</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$3,902.00</td>
<td>$1,005.00</td>
<td>$306.00</td>
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### REPLACEMENT AND PUREBRED

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<tr>
<th>Tag Orders Processed</th>
<th># Each</th>
<th>Tag Fees</th>
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<td>Purebred Tags</td>
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<td>0.00</td>
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<tr>
<td>Total</td>
<td>4</td>
<td>$12.00</td>
<td>$0.00</td>
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### DISBURSEMENTS

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<tr>
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<th>Local % of 7B + 7C</th>
<th>$0.00</th>
<th>15. Stat % of 7B + 7C</th>
<th>$0.00</th>
<th>18. 100% of 7F + 7G</th>
<th>$420.00</th>
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<tbody>
<tr>
<td>12.</td>
<td>$4,919.00</td>
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<td>16. Stat % of 10J</td>
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<td>14.</td>
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<td>17. Total</td>
<td>$0.00</td>
<td></td>
<td>$420.00</td>
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Amount paid to: County Treasurer for Dog Licenses: $0.00

Amount paid to: NYS Ag. & Markets for spay/neuter program: $420.00

### LICENSE SUMMARY

1. Number of Original Standard Dog Licenses: 52
2. Number of Original Purebred Dog Licenses: 0
3. Number of Standard Renewals (including New Owner Licenses): 292
4. Number of Purebred License Renewals: 0
5. Total of Lines 1-3: 344
# Miscellaneous Cash Report

**For Transaction Type:** Permits  
**For Fee Type:** PIP Permit Application  
**Date Range:** 11/01/2021 to 11/30/2021

<table>
<thead>
<tr>
<th>Transaction Type</th>
<th>Fee Type</th>
<th>Receipt #</th>
<th>Date</th>
<th>Customer</th>
<th>Qty</th>
<th>Total</th>
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</thead>
<tbody>
<tr>
<td>Permits</td>
<td>PIP Permit Application</td>
<td>837</td>
<td>11/18/2021</td>
<td>Inc., Kulback's Pavement Rd at Pleasant View Drive</td>
<td>1</td>
<td>$500.00</td>
</tr>
</tbody>
</table>
| Permits          | PIP Permit Application | 838       | 11/30/2021 | Rubber, Apple 204 Cemetery Rd  
                     |            |            | Lancaster, NY 14086 | 1   | $500.00   |

**Total Quantity:** 2  
**Grand Total:** $1,000.00
<table>
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<th>Customer</th>
<th>Qty</th>
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</thead>
<tbody>
<tr>
<td>Permits</td>
<td>Fire Code</td>
<td>1</td>
<td>11/04/2021</td>
<td>Spectrum, Dance 4705 Transit Rd Lancaster, NY 14086</td>
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<tr>
<td>Permits</td>
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<td>11/09/2021</td>
<td>Steak, Chops &amp; More/Salvator 6675 Transit Road Williamsville, NY 14221</td>
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<td>Permits</td>
<td>Fire Code</td>
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<td>11/15/2021</td>
<td>Center, Epic 2793 Wehrle Dr Lancaster, NY 14086</td>
<td>1</td>
<td>$400.00</td>
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<tr>
<td>Permits</td>
<td>Fire Code</td>
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<td>West, Learning Garden 2655 Wehrle Dr Lancaster, NY 14086</td>
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<td>Mediterranean, Rachels 4931 Transit Rd Depew, NY 14083</td>
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<td>Permits</td>
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<td>11/10/2021</td>
<td>Juliano, Donald 3800 Bowen Rd</td>
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Total Quantity: 6

Grand Total: $1,000.00
## Register: Building Permit Fees

**For Period**: November 1, 2021  
**To**: November 30, 2021

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<th>Building</th>
<th>Plumbing</th>
<th>Occupancy</th>
<th>Signs</th>
<th>Other</th>
<th>Recreation</th>
<th>Trees</th>
<th>Safety</th>
<th>Conservation</th>
<th>Refuse</th>
<th>TOTALS</th>
<th>No Street</th>
<th>Town/Village</th>
<th>Structure</th>
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<td>12 Winfield</td>
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<td>32001</td>
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<td>33509</td>
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## General Licensing Report

For License Type: Planning & Zoning / Fee Type: PIP Inspections  
Date Range: 11/01/2021 to 11/30/2021

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**Quantity Grand Total:** 2  
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MONTHLY TOTAL $ 85,582.96
VIA FEDERAL EXPRESS

Diane Terranova, Town Clerk
Town of Lancaster
Town Hall
21 Central Avenue
Lancaster, NY 14086

Re: 4781 Transit Road Rezoning Petition

Dear Ms. Terranova:

Enclosed is the Rezoning Protest Petition of our clients Transit Rd Strip Acquisitions LLC and Transit Rd Acquisitions LLC. The hearing on this matter is scheduled for Monday, December 6, 2021, at 7:15 p.m.

Thank you.

Sincerely,

KNAUF SHAW LLP

ALAN J. KNAUF

AJK/sb
Enclosure
cc: Mr. Angelo Ingrassia
cc: Kevin Loftus, Esq., Town Attorney
     Jeffrey Palumbo, Esq.
TO THE TOWN BOARD OF THE TOWN OF LANCASTER, ERIE COUNTY, NEW YORK:

WHEREAS, a request has been made to the Town Board (the “Town Board”) of the Town of Lancaster to rezone Tax Parcel No. 126.01-1-8.2, located at 4781 Transit Road in the Town of Lancaster, New York (the “Parcel”) (the “Rezoning”); and

WHEREAS, the Parcel is now zoned for General Commercial Use; and

WHEREAS, 4781 Transit Road, Inc. (“Applicant”) has submitted a request for the Rezoning to rezone the Parcel to Multi-Family Multi-Use; and

WHEREAS, the Rezoning is intended to allow for the construction of a three-story mixed-use building with fourteen (14) multi-family units with 8,000 +/- square feet of retail space with a separate 2,000 square foot bank building; and

WHEREAS, Transit Rd Strip Acquisitions LLC owns property at 4783 Transit Road in the Town of Lancaster, New York (Tax Parcel No. 126.01-1-8.11), and Transit Rd Acquisitions LLC owns property at 4779 Transit Road in the Town of Lancaster, New York (Tax Parcel No. 126.01-1-9.11); and

WHEREAS, Transit Rd. Strip Acquisitions LLC and Transit Rd Acquisitions LLC (together “Petitioners”) desire that the character of the area to remain the same and state that the project will cause irreversible harm to the character of their neighborhood; and

WHEREAS, Petitioners believe that Rezoning does not comply with the Comprehensive Plan of the Town of Lancaster, including draft updates to the Comprehensive Plan; and

WHEREAS, Petitioners believe that the Rezoning would constitute illegal spot zoning; and

WHEREAS, Petitioners believe that the proposed Rezoning will have an adverse impact on traffic in the area, by increasing traffic congestion and decreasing traffic safety; and

WHEREAS, Petitioners believe that the proposed Rezoning will have an adverse impact on the businesses within the area and on the environment; and
WHEREAS, upon completion of this Petition by Petitioners, who own at least 20% of the area of land immediately adjacent to the Parcel, extending one hundred feet therefrom, this Petition will constitute a protest under Town Law §265; and

NOW THEREFORE, pursuant to Town Law §265, the undersigned Petitioners respectfully protest the proposed Rezoning, and petition the Town Board to not approve the Rezoning and demand that it not be approved without a three-fourths vote of the members of the Town Board.

Dated: December 2, 2021

TRANSIT RD STRIP ACQUISITIONS LLC

By: [signature]

Angelo Ingrassia, Manager

STATE OF NEW YORK

COUNTY OF MONROE ) s.s.:

On the 2 day of December in the year 2021, before me, the undersigned, personally appeared Angelo Ingrassia, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

[Signature]

Notary Public

Dated: December 2, 2021

TRANSIT RD ACQUISITIONS LLC

By: [signature]

Angelo Ingrassia, Manager

STATE OF NEW YORK

COUNTY OF MONROE ) s.s.:

On the 2 day of December in the year 2021, before me, the undersigned, personally appeared Angelo Ingrassia, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

[Signature]

Notary Public
December 1, 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 December 1, 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 1st day of December 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:  None  

ABSENT:   None  

ALSO PRESENT:  None  

Town Board Members:  Councilman Dave Mazur  
                     Councilman Mike Wozniak  

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 Lawrence Korzeniewski to approve the minutes from the November 17, 2021 Planning Board Meeting. Motion seconded by Joseph Keefe.

Roll call as follows:
Chairman Connelly-Yes
Rebecca Anderson-Yes
Anthony Gorski-Yes
Stanley Jay Keysa III-Yes
Lawrence Korzeniewski-Yes
Joseph Keefe-Yes

Motion carried.

The Harassment Prevention Attestations are due before 12/31/21.

There is virtual training available on January 4th from 5-7pm, topic is an Overview of the Planning Board.

There is a Public Hearing scheduled for December 6, 2021 regarding the Rezone Petition for 4781 Transit Road during the Town Board meeting.
12.01.01  SEQR response dated 11/16/21 from the Erie County DPW regarding the proposed Car Wash at Walden and Central Avenues.

12.01.02  Letter of Map Revision for Town of Lancaster, NY, Case No. 20-02-1556P.

12.01.03  ZBA minutes from the meeting of 11/18/21.

12.01.04  Notice of Annual Sexual Harassment Prevention Training to be completed by 12/31/21.

12.01.05  Letter dated 11/22/21 from Jason Burford, Greenman-Pedersen, Inc., representing Adam's Nursery, indicating their intention to install a pole barn storage building.

12.01.06  Notice of Public Hearing to be held 12/06/21 at 7:15 P.M. for the rezone petition for 4781 Transit Rd.

12.01.07  Notice of Public Hearing to be held 12/06/21 at 7:15 P.M. for the Special Use Permit for the Telecommunication Tower Co-Location 6495 Transit Rd.

12.01.08  Comment letter dated 11/30/21 from Matt Fischione, Code Enforcement Officer, regarding the proposed Shop and Storage Site Plan Review, 5841 Genesee St.

12.01.09  Letter dated 11/29/21 from Ed Schiller, Town Engineer, with comments regarding Adam's Farms Storage Building.
SITE PLAN REVIEW – PROJECT #2131, NATIONAL GRID EMERGENCY RESPONSE FACILITY, S.B.L. #105.00-2-27, LOCATED AT 295 CEMETERY ROAD. 55,000 SQ FT SINGLE STORY PRE-ENGINEERED METAL BUILDING ASPHALT PAVEMENT, STONE OUTSIDE STORAGE AREA, SITE LIGHTING & LANDSCAPING ON VACANT PROPERTY, DEVELOPMENT INCLUDES PRIVATE FIRE-SERVICE, SURFACE PARKING LOT, AND DRAINAGE IMPROVEMENTS.

Chris Streng and Tom Barrett of Kulback’s Const. and Andy Marino of Tredo Engineers presented the project which will require a 200’ stone driveway to stage the delivery of the building. Currently there is a 50’ driveway of stone to be added to. Additional materials for the building will be stored on Kulback property adjacent to the project. The stone driveway is in the same location as the future permanent driveway.

There are outstanding items for this project which include:
1. Erie County approvals from Sewer, Water and Highway
2. Wetlands letter and Letter of Determination from DEC
3. Plan B is not provided based on wetland determination
4. Storm water agreement
5. Deed description not yet seen by legal (S.B.L. number and lot descriptions)
6. Storm water calculations need some editing

The applicant is proposing not to disturb the wetlands. The wetlands have not yet been determined which will then dictate the location of the storage area. The storage area will be reduced if necessary. 2.8 acres of wetlands are included in the request to the DEC. An amendment to this site plan would be necessary if the 2.8 acres did have wetlands determined on it.

DETERMINATION
A motion was made by Anthony Gorski to table the project to a future meeting. Motion 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.

SITE PLAN REVIEW- PROJECT #5028, ADAM’S FARMS STORAGE BUILDING, S.B.L. #94.00-2-6.112, LOCATED AT 5799 GENESEE STREET. DEMOLITION OF EXISTING POLY GREENHOUSES AND CONSTRUCTION OF A NEW POLE BARN STORAGE BUILDING 54’X128’.

Steve Bedford, Owner of Adam’s Nursery presented the project which is being built to house the landscape business. Space is currently being rented to house the business. Fill is being removed from a pond that was dug previously. The new pole barn will be 160’ off the south property line, 240’ off of the east property line and 35’ off the edge of the pond. Two deteriorated green houses will be removed which reduces the impervious surface. At the completion of this project, an as built survey is required. SEQR needs to be coordinated and the review could be done at the same future meeting as the site plan review.

DETERMINATION
A motion was made by Chair Connelly to table this project to a future meeting. Motion seconded by Rebecca Anderson.
Roll call as follows:
Chairman Connelly-Yes  Stanley Jay Keysa III-Yes
Rebecca Anderson-Yes  Lawrence Korzeniewski-Yes
Anthony Gorski-Yes  Joseph Keefe-Yes

SITE PLAN REVIEW – PROJECT #2129, PROPOSED SHOP & STORAGE S.B.L. #94.00-2-11.11, LOCATED AT 5841 GENESEE STREET. CONSTRUCTION OF 13 STORAGE UNIT BUILDINGS, A STORAGE OFFICE BUILDING AND 4 WAREHOUSE/SHOP/OFFICE BUILDINGS. CONSTRUCTION WILL ALSO INCLUDE A STORM WATER MANAGEMENT SYSTEM, UTILITY IMPROVEMENTS AND A TOTAL OF 42 PARKING SPACES.
Chris Wood of Carmina Wood Morris presented the 42 acre parcel of which 8 acres will be developed. The property is west of the Tops Distribution Center and zoned Light industrial. A Special Use Permit has been applied for the public use portion of storage. There is a 50’ buffer to Brazen Brewery which is partially treed. The driveway will be pulled off further from the property line to accommodate the brewery. The front of the 48 acre parcel has an outparcel noted that will not be split off but is reserved for future development. The outparcel will need to conform with access management and its connection will utilize the same driveway. The storm water facility is sized to accommodate the out parcel. The elevation of the buildings and the floorplans of the public spaces need to be submitted. There is a SHPO letter coming due to the archeologically sensitive area. There is a wetland delineation in the rear and the flood plane is quite a distance at the south end. SEQR needs to be coordinated on this project and the review could be done at the same future meeting as the site plan review.

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-Yes  Joseph Keefe-Yes

REZONE PETITION – 338 HARRIS HILL ROAD, S.B.L. #82.04-1-1.11. REZONE OF PROPERTY TO CORRECT EXISTING MISCLASSIFICATION THAT RENDERED THE PROPERTY NON-CONFORMING. MINOR EXTERIOR IMPROVEMENTS/ALTERATIONS FOLLOWING REZONING.
Jeff Palumbo of Barclay Damon presented the proposal to rezone English Village Station to a Multi Family Use from a Commercial Use. At this time there is very little demand for commercial office space. This is actually a less intensive zoning and makes sense to correct the misclassification. The property needs sprucing up due to age and after that is done the property will be an asset and benefit to the Town.
A public hearing is scheduled by the Town Board and the SEQR needs to be reviewed at a future meeting.
The Planning Board can make a recommendation of the rezone and conduct the SEQR at a future
meeting and after the Town Board conducts the Public Hearing.

**DETERMINATION**
A motion was made by Chair Connelly to table the project to the 1/5/22 Planning Board meeting and recommend the Town Board schedule the Public Hearing. Motion seconded by Joseph Keefe.

Roll call as follows:
Chairman Connelly-Yes
Rebecca Anderson-Yes
Anthony Gorski-Yes

Stanley Jay Keysa III-Yes
Lawrence Korzeniewski-Yes
Joseph Keefe-Yes

Motion carried.

**OTHER ITEMS DISCUSSED:**

There are a few projects currently under review and construction on the west side of Transit Road. Ed Schiller does receive notification on these projects and has put the housing development near Pleasant View Dr. on notice regarding water issues.

Cheektowaga has developments across from Forest View Restaurant and adjacent to Daves Christmas Store and across from Basil Chevrolet.

Residents of Michael Anthony have requested a traffic signal which would require a traffic study. This area of Transit Road is quite busy due to these and other projects. Interconnectivity of a few parcels would be helpful but could not be forced onto the property owner unless they submitted a site plan for a change to their property.

Theo’s Place on Transit Road, near Depew High School project approval has lapsed and an application for an extension of the approval has been applied for.

The DOT work on Transit Road from French Road to Wehrle Drive is slated for Spring of 2023.

An update is needed regarding the driveway gate that is restricting access from Peppermint Road to the Fox Valley Country Club from the Attorney’s Office.

A meeting was held regarding the William Street improvements. Three options were presented for public review.

The truck routes were submitted to the DOT for approval and once approval is granted the signs can be installed and enforced.

American Planning Webinar regarding the cannabis topic. The suggestions is to look at from a zoning prospective and follow the path of a liquor license regarding distancing from schools and churches. Commercial districts allow for the sale of a licensed material.

Motion made by Chair Connelly at 8:01p.m. and seconded by Anthony Gorski to adjourn the meeting.

Motion carried.
November 23, 2021

Dear Community Leader/Elected Official:

The Low Income Household Water Assistance Program (LIHWAP) is a new Federally funded program providing drinking water and wastewater emergency assistance to eligible households. This assistance is targeted at low income households and income guidelines will mirror that of the Home Energy Assistance Program (HEAP).

LIHWAP benefits are based on the actual amount of drinking water and/or wastewater arrears, up to a maximum of $2,500 per drinking water or wastewater provider, or $5,000 if drinking water and wastewater services are combined, per household. Benefits are paid directly to the household’s drinking water and/or wastewater vendor(s), including private water companies, municipalities, and public water authorities.

I would appreciate your assistance informing your constituents about LIHWAP. It is the Commission’s intent to promote the availability of utility assistance programs and encourage eligible households to apply. The Office of Temporary and Disability Assistance (OTDA) will begin accepting LIHWAP applications on Wednesday, December 1, 2021. For more information, please visit https://otda.ny.gov/LIHWAP.

Regards,

Bruce Alch, Director
Office of Consumer Services

Enc.
Rory Lancman, Special Counsel
New York State
Low Income Household
Water Assistance Program

Do you need help paying for overdue water and wastewater bills?

The Low Income Household Water Assistance Program (LIHWAP) can help.

LIHWAP is a drinking water and wastewater emergency assistance program funded through new federal resources. Benefits are based on the amount of unpaid water and wastewater bills owed by applicants. This assistance is targeted at low income households and income guidelines will mirror that of the Home Energy Assistance Program.

LIHWAP benefits are based on the actual amount of drinking water and/or wastewater arrears, up to a maximum of $2,500 per drinking water or wastewater provider, or $5,000 if drinking water and wastewater services are combined, per household. Benefits are paid directly to the household’s drinking water and/or wastewater vendor(s).

Eligibility and benefits are based on:
- income,
- household size,
- household includes a U.S. citizen, U.S. national, or qualified alien, and
- amount owed to drinking water and/or wastewater provider(s).

Primary applicants must provide:
- Proof of identity
- Proof of residence
- Documentation of earned and unearned income
- A drinking water, wastewater, or combined drinking water and wastewater bill listing their permanent and primary residence
- A valid Social Security Number (SSN)
  - SSNs of additional household members will be requested

For more information, visit https://otda.ny.gov/LIHWAP

Office of Temporary and Disability Assistance

November 17, 2021
December 3, 2021
Honorable Town Board
Town of Lancaster
Lancaster, NY 14086

Re: Lancaster Dog Control Facility
Change Order 2

Dear Board Members,

MGR Constructors, Inc. has submitted Change Order 2 for the above referenced project. Change Order 2 is for time extension due to material delays related to supply chain issues.

The cost of Change Order #2 is $0.00 resulting in no change to the contract value.

We have reviewed the Change Order and recommend approval.

It is requested the attached be approved. Should you have any questions, please do not hesitate to contact me.

Very truly yours,

Edward M. Schiller, PE
Town Engineer

CC Town Clerk
Town Attorney
CHANGE ORDER No. 1

Date of Issuance: November 22, 2021
Effective Date: No. 2

OWNER: Town of Lancaster, New York
CONTRACTOR: MGR Constructors Inc.
Project: Dog Control Facility
OWNER’s Contract No. ENGINEER’s Contract No. 06168G J3
ENGINEER: Wm. Schutt & Associates, P.C.

You are directed to make the following changes in the Contract Documents:

Description: Per letter dated November 17, 2021 (attached) the Substantial Completion date is hereby changed to April 11, 2022. There is no cost to this change.

CHANGE IN CONTRACT PRICE:
Original Contract Price

$ 603,444.00

Net Increase (Decrease) from previous Change Orders No. 1 to 1:

$$ (128,044.00) $$

Contract Price prior to this Change Order:

$ 475,400.00

Net Increase (Decrease) of this Change Order:

$ 0.00

Contract Price with all approved Change Orders:

$ 475,400.00

CHANGE IN CONTRACT TIMES: (days or dates)

Original Contract Times:

Substantial Completion: __2/10/2022__
Ready for Final Payment: __3/12/2022__

Net change from previous Change Orders No. 1 to 1:

Substantial Completion: __N/C__
Ready for Final Payment: __N/C__

Contract Times prior to this Change Order:

Substantial Completion: __2/10/2022__
Ready for Final Payment: __3/12/2022__

Net Increase (Decrease) this Change Order:

Substantial Completion: __4/11/2022__
Ready for Final Payment: __5/11/2022__

Contract Times with all approved Change Orders:

Substantial Completion: __4/11/2022__
Ready for Final Payment: __5/11/2022__

RECOMMENDED:

By: ____________________________
ENGINEER (Authorized Signature)
Date: 11/22/21

APPROVED:

By: ____________________________
OWNER (Authorized Signature)
Date: ____________________________

ACCEPTED:

By: ____________________________
CONTRACTOR (Authorized Signature)
Date: 11/29/21
November 17, 2021

Wm. Schutt & Associates
C/O Town of Lancaster
21 Central Ave.
Lancaster, NY 14086
Attn: Ed Schiller, PE

Re: General Construction Contract for Town of Lancaster, Dog Control Facility,
525 Pavement Rd., Lancaster, NY 14086 (Erie County), Project #06168G-J3
 Notice: Request for Additional Time of Completion

To whom it may concern,

In regards to the above referenced project, this is a formal notice to the owner that the Physical completion date of March 12, 2022 will not be met due to uncontrollable and unforeseen delays as per the following:

1. The Federal and New York State Mandate phasing of COVID-19 virus nationwide.
2. Nationally and locally the shortages with personnel and materials, goods and supplies along with long lead delivery(s) of materials, goods and supplies from manufacturers are causing unforeseen delays.

At this time, this is to notify the owner that the substantial completion date (February 10, 2022) and completion date of (210 days) (March 12, 2022) from the notice to proceed date of (August 8, 2021), these completions will not be met.

We are requesting for additional time approximately (60 days) from (March 12, 2022) physical completion to be (May 11, 2022) the new physical completion (270 days).

The new substantial completion of (April 11, 2022) that is required for meeting the Substantial and Physical Completion on the project.

We will continue to make every effort to keep this project schedule progressing towards its final completion.

You may contact our office with any further questions or concerns on this matter. Thank you for your time and cooperation.

Sincerely,

Amy Dilemuth
Vice President

PO BOX 61
Bowmansville, NY 14026
o: 716-681-9383
f: 716-681-3427
email: atmgr@roadrunner.com

Cc: File
Lancaster Town Board  
December 5, 2021  
RE: December 6, 2021, Highway resolution to recognize Highway laborer hiring

Town Board Members

This correspondence concerns the following resolution:

WHEREAS, Daniel Amatura, Highway Superintendent of the Town of Lancaster, by letter dated November 30, 2021, has appointed Noah Speyer to the position of Laborer - Highways in the Town of Lancaster Highway Department, pursuant to New York State Highway Law The hiring will be contingent upon approval by Erie County Department of Personnel.

Supervisor Ruffino is sponsoring the resolution. As Highway Supervisor Amatura has the authority to hire within his department, this resolution merely recognizes the appointment Of Noah Speyer as Laborer in the Highway Department.

Nevertheless, I would hope to hear an explanation why and how this hiring is needed and possible. The opening in the Highway Department is the result of the resignation of Highway Department Working Crew Chief Gerald Kocialski. effective November 30, 2021. The letter of intent to retire was entered into the Clerk’s Office on November 15.

In this short interval of time there was no job posting on the Town website that a position was open in the Highway Department.

A current Highway employee will be promoted to fill the Working Crew Chief position. It will take time to promote along the chain-of-command for there to be an opening in the laborer’s position. There is no opening now.

When there is no established reason for a Highway laborer position opening at this time, when there was no job posting, where a rush to fill a position in two weeks based on contingencies, this appears to be nothing more than an attempt to hire another Speyer.

The Board should not approve this resolution to ‘recognize’ this appointment. Established protocols have not been followed.

Lee Chowaniec  
Lancaster, NY

CC Attorney Kevin Loftus
Lancaster Town Board and Supervisor
21 Central Ave
Lancaster, NY 14086

Respected Board Members and Town Supervisor,

I would like to address the 4-phase mandates that the County Executive has put in place to deal with Covid-19.

This virus remains a threat primarily to our most vulnerable population. Less than 1% of those infected die and the average age of mortality is 85 which is higher than the average age of mortality in the general population. Case numbers and unfortunately deaths, as well as all-cause mortality are up from last year when no vaccines existed.

As we have seen from last year, lockdowns are detrimental to the health of our fellow citizens and businesses. As we have seen from history, segregation and vilification of a class of people is immoral and inevitably detrimental to society. Regardless of politics we are ultimately subject to rules set in place by our Constitution. We have seen an unprecedented restriction on the rights and freedoms afforded to our population in the name of a public health emergency. Without wishing to discuss the ethics of this, I just want to point out the obvious—these restrictions have thus far not been successful.

If cases and deaths have gone up since last year in a vaccinated era how can we continue to consent to these mandates? It is time to accept that Covid-19 will be among us and cannot be eradicated just as other Corona viruses such as the common cold and flu have not been eradicated. Our faith in the measures presented and forced on us may have failed us, but we need to look forward. We need to entrust people to be in charge of their personal health and invest in supporting our businesses.

Everything about this from masks to medicines is controversial. I cannot imagine that being in any level of government would be anything but extremely trying at this time. We are seeing towns and businesses around the county resisting these mandates. I believe they do so with the right and responsibility to their citizens. No one has been able to stop or contain this. No one will be able to stop or contain this. The vaccines have not and will not stop or contain this.

I appeal to your reason, your logic, and your humanity when I say, please do not comply with these mandates from the County Executive or at the very least, support business who refuse to comply. If we have no consent for how we are governed, we have tyranny. We are more than a little naïve if we believe our surrendered rights will be restored. There will be no end to this virus and every perceived public emergency will be an opportunity to destroy people’s lives and livelihoods. In addition, dividing people by vaccination status is a dark road to many potential evils. If we as a society allow the rhetoric...
12/7/2021

The Honorable Town Board
Town of Lancaster
21 Central Ave.
Lancaster, NY 14086

Re: Special Use Permit
Anderson's Frozen Custard
4855 Transit Rd., Depew, NY 14043

A Special Use Permit Application has been reviewed per Town Code, Chapter 400-78 Special Use Permits, to operate a Restaurant and drive through lane at the facility, as permitted in the General Commercial Zoning District, Town Code, Chapter 400-18 B (1) (a).

This application is received concurrently with a Site Plan Review Application pending recommendation from the Lancaster Town Planning Board.

The Building Dept. offers these comments for consideration to the Planning Board, Town Board, and results of a future Public Hearing.

- The occupant submits a copy of a business license to the Town Clerk.
- Renewal of this permit at 2-year intervals with no cost to the applicant.

Sincerely,

Matt Fischione, Code Enforcement Officer
Town of Lancaster Building Department
21 Central Avenue
Lancaster, NY 14086

MF
Cc: Kevin Loftus, Town Attorney
   Lancaster Town Planning Board
12/6/2021

The Honorable Town Board
Town of Lancaster
21 Central Ave.
Lancaster, NY 14086

Re: SPECIAL USE PERMIT RENEWAL
     Northeast Diversification
     954 Ransom Rd. aka 2 Cadby Industrial Park

A request for renewal of a Special Use Permit Application has been reviewed.
The 20+/- acre Parcel is located in the GI District.
Northeast Diversification uses most of the parcel as a Contractors Yard and occupies the buildings noted as 2 Cadby Industrial Park.
A Site inspection completed on December 6, 2021, revealed an orderly and compliant operation.

Therefore, a recommendation for renewal is suggested with the same conditions.

Respectfully,

Matt Fischione, Code Enforcement Officer
Town of Lancaster Building Department
21 Central Avenue
Lancaster, NY 14086

MF
Cc: Diane Terranova, Town Clerk
    Kevin Loftus, Town Attorney
12/7/2021

The Honorable Town Board
Town of Lancaster
21 Central Ave.
Lancaster, NY 14086

Re: SALVAGE YARD LICENSE RENEWAL
AJ's Auto, LLC
955 Ransom Rd.

Dear Ms. Terranova,

An onsite inspection was completed on 12/6/2020 and the property was found to be in compliance with Town Code, Chapter 275 Salvage Yards, therefore, the request for the Salvage Yard License Renewal can be granted.

Respectfully,

Matt Fischione, Code Enforcement Officer
Town of Lancaster Building Department
21 Central Avenue
Lancaster, NY 14086

MF
11/16/2021

Diane Terranova, Town Clerk
Town of Lancaster
21 Central Avenue
Lancaster, New York 14086

RE: Advantage Trucks.com, LLC
933 Ransom Road
Application for 2022 License to Conduct a Salvage Yard

Dear Ms. Terranova:

The above referenced property, 933 Ransom Road, was inspected on 12/6/2021 and was found to be compliant with Town Code, Chapter 275 Salvage Yards and Chapter 400-23 D Junkyard/Salvage Yard Design Standards.

Renewal of this license to Advantage Trucks.com, LLC, at 933 Ransom Road, Lancaster, New York for the year 2022 is appropriate.

Sincerely,

[Signature]

Matthew Fischione
Supervising Code Enforcement Officer

MF
12/6/2021

Diane Terranova, Town Clerk
Town of Lancaster
21 Central Avenue
Lancaster, New York 14086

RE:  Ransom Auto Parts, Inc.
     867 Ransom Road
     Application for 2022 License to Conduct a Salvage Yard

Dear Ms. Terranova:

The above referenced property, 867 Ransom Road, was inspected on 12/6/2021 and was found to be in violation as it was reported on January 4, 2021. At that time, it was observed, scrap storage outside of the enclosed, fenced area and improper screening of the yard, due to the loss of vegetative cover. Initial Notice of Violation and Secondary Notice were sent 1/4/2021 and 2/4/2021, respectively.

The property was reinspected on 3/5/2021 and 4/7/2021 and observed materials were moved into the enclosed fenced area. The screening requirement has not been met.

To date, the screening requirement has not been met and a large fill operation is underway on the adjoining property owned by the applicant.

Authorizing the issuance of this license to Ransom Auto Parts, Inc., 867 Ransom Road, Lancaster, New York for the year 2022 may not be appropriate and should be revoked, as prescribed in Town Code, Chapter 275-11 Renewal Hearing.

Sincerely,

Matthew Fischione
Supervising Code Enforcement Officer

MF
The Honorable Town Board
Town of Lancaster
21 Central Avenue
Lancaster, New York 14086

Respectfully, I submit my report for the month of November 2021.

Summary:

233 Complaints or Calls Received
1910 Calls Responded to/Follow-ups
27 Compliance Notices
92 Final Notices
31 Appearance Tickets Issued
2 Bite Reports Filed
9 Dog Redeemed
0 Rescue Transfers
2 SPCA Transfers
0 Dogs Euthanized
0 Dogs Deceased

1325 Miles Patrolled with Van

Respectfully Yours,

Jean Karn
Lancaster Dog Control
December 7, 2021

Matthew Fischione
Code Enforcement Officer
21 Central Avenue
Lancaster, New York 14086

Re: SPECIAL USE PERMIT -
6432 Genesee Street

Matt:

Enclosed is the above referenced Special Use Permit Application for your review and determination pursuant to Chapter 400-78 of the Code of the Town of Lancaster.

Sincerely yours,

OFFICE OF THE TOWN CLERK

Diane M. Terranova
Town Clerk

DMT/dm
Encl.

cc: Town Board
    K. Loftus, Town Attorney
    W. Karn, Police Chief
TOWN OF LANCASTER
APPLICATION FOR SPECIAL USE PERMIT

To: TOWN BOARD

The undersigned hereby make(s) application for a COMMERCIAL special use permit concerning certain premises in the Town as follows:

1. Name and address of applicant/owner:
   BTL GOLF, LLC - DBA BUFFALO TOURNAMENT CLUB
   6432 GENESSEE ST, LANCASTER, NY 14086

   Location of premises:
   6432 GENESSEE ST
   LANCASTER, NY 14086
   SBL # 89.00-4-5.111

2. Present zoning classification of premises:
   AR

3. Present use of premises, Example: vacant land, private residence, etc.:
   GOLF COURSE WITH DRIVING RANGE, RESTAURANT AND FARM.

4. What are your plans for the premises?
   CONTINUE GOLF COURSE, DRIVING RANGE, RESTAURANT AND FARM OPERATIONS.

SIGNATURE ___________________________ DATE 12/6/21

PHONE NUMBERS: WORK 716-316-4754
                HOME
                MOBILE
BC GOLF, LLC
DBA BUFFALO TOURNAMENT CLUB

TOWN BOARD OF LANCASTER

The general purpose of this project is to continue the operation of the Buffalo Tournament Club golf course, restaurant, driving range, and farm. The project does not have a negative affect on value of adjacent properties, it does not create hazard to health, safety or general welfare, it does not alter the character of the district, will not be detrimental to public welfare. All drawings are on file with the Building Department.

[Signature]

TIMOTHY DAVIS
MANAGING MEMBER
BC GOLF, LLC
DBA BUFFALO TOURNAMENT CLUB
SECTION 809 - DISCLOSURE CERTIFICATE

CERTIFICATE REQUIRED TO BE EXECUTED BY EVERY APPLICANT FOR A VARIANCE, AMENDMENT, CHANGE OF ZONING, APPROVAL OF A PLAT, EXEMPTION FROM A PLAT OR OFFICIAL MAP, LICENSE OR PERMIT, PURSUANT TO THE PROVISIONS OF ANY ORDINANCE, LOCAL LAW, RULE OR REGULATION CONSTITUTING THE ZONING AND PLANNING REGULATIONS OF THE TOWN OF LANCASTER (SEE ATTACHED EXCERPT FROM GENERAL MUNICIPAL LAW)

CERTIFICATION A

1. The undersigned applicant, as defined in Section 809 of the General Municipal Law of the State of New York, for a (underline appropriate application) variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license or permit, hereby certifies that no State officer, or officer or employee of the County of Erie or Town of Lancaster, as defined in said section, has an interest in the person, partnership or association making application for said Permit.

2. I understand that any person who knowingly and intentionally violates the provisions of Section 809 of the General Municipal Law of the State of New York shall be guilty of a misdemeanor.

   X 

   X

CERTIFICATION B

1. The undersigned applicant, as defined in Section 809 of the General Municipal Law of the State of New York, for a (underline appropriate application) variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license or permit, hereby certifies that ________________ is a State officer, or officer or employee of the County of Erie or Town of Lancaster, as defined in said section, who has an interest in the person, partnership or association making application for said ___________ and that the extent of such interest is .

2. I understand that any person who knowingly and intentionally violates the provisions of Section 809 of the General Municipal Law of the State of New York shall be guilty of a misdemeanor.

   X

   X

File: DISCLOSE.CER (P1)
STATE OF NEW YORK
SS:
COUNTY OF ERIE

On this 6th day of December, 2021, before me personally appeared Timothy Dox, the
petitioner, to me known and known to me to be the individual described in and who executed the foregoing instrument and who acknowledged to me that he executed the same for the purpose herein stated.

KELLY A. BALLAGH
Notary Public, State of New York
Qualified in Erie County
Reg. No. 01BA6023520
My Commission Expires 4/26/2022

Notary Public or Deputy Town Clerk

CORPORATE SEAL

STATE OF NEW YORK
SS:
COUNTY OF ERIE

On this 6th day of December, 2021, before me personally appeared Timothy Dox, to me known, who, being by me first duly sworn, did depose and say that he resides in Lancaster that he is the Managing Member of BTE GOLF LLC the corporation described in and which executed the foregoing instrument; that he knows the Corporate Seal of said corporation; that the Corporate Seal affixed to said instrument is such Corporate Seal; that it was affixed by order and authority of the Board of Directors of said corporation; and that he signed his/her name thereto by like order and authority for the purposes herein stated.

KELLY A. BALLAGH
Notary Public, State of New York
Qualified in Erie County
Reg. No. 01BA6023520
My Commission Expires 4/26/2022

Notary Public or Deputy Town Clerk

CORPORATE SEAL

PARTNERSHIP

STATE OF NEW YORK
SS:
COUNTY OF ERIE

On this day of, 20__, before me personally appeared the petitioner, to me known and known to me to be one of the firm of described in and who executed the foregoing instrument and he acknowledged to me that he executed the same as and for the act and deed of said firm, for the purposes therein stated.

CORPORATE SEAL

Notary Public or Deputy Town Clerk

File: zonrezonfrm
BUFFALO TOURNAMENT CLUB
BUILDING ADDITION SITE PLAN
WORK AREA: 2,976 SQUARE FEET
SCALE 1" = 25'
6432 GENESEE ST
LANCASTER, NY 14086
December 8, 2021

Honorable Town Board
Town of Lancaster
21 Central Avenue
Lancaster, New York 14086

Dear Board Members:

Enclosed for each of the five school districts for which I am responsible are summaries of taxes collected, a consolidated report of the 2021-2022 school tax collection, and tax warrants.

Each school district has received its final settlement payment, summary report, and a list of unpaid taxes.

The Erie County Director of Budget, Management & Finance has received certification of unpaid taxes and all necessary documents to be attached to the final tax rolls. Payment of $61,942.47 has been made to the Supervisor for the town's portion of the penalty collected, notice fees, NSF fees and bank interest earned.

Should you have any questions, please contact me.

Respectfully submitted,

Diane M. Terranova
Town Clerk

cc: Pamela Cuviello, Director of Administration & Finance
Lisa Zajac, Assistant to the Supervisor
Enclosure
## FINAL REPORT  
**SCHOOL TAX COLLECTION**  
2021-2022

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<th>Item</th>
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<tr>
<td>Warrants</td>
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<td>7.5% Penalty</td>
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<tr>
<td>1.5% Interest</td>
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<td>NSF</td>
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<td><strong>TOTAL</strong></td>
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<td>7.5% Penalty Paid to Town</td>
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<td><strong>$52,639,407.39</strong></td>
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As of December 2, 2021, 99% of the warrant has been collected.
# ALDEN CENTRAL
## SCHOOL TAX COLLECTION
### 2021-2022

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<td>1.5% INTEREST</td>
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<td><strong>TOTAL</strong></td>
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<td>BASE TAX PAID TO SCHOOL</td>
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<td>1,423.22</td>
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<tr>
<td>1.5% INTEREST PAID TO SCHOOL</td>
<td>221.33</td>
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<tr>
<td>UNCOLLECTED TAXES</td>
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<td><strong>TOTAL</strong></td>
<td><strong>$ 940,036.41</strong></td>
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Diane M. Terranova  
Town Clerk  
Dated: 12/8/2021
CLARENCE CENTRAL
SCHOOL TAX COLLECTION
2021-2022

WARRANT $834,419.91
7.5% PENALTY 2,575.45
1.5% INTEREST 124.22

TOTAL $837,119.58

BASE TAX PAID TO SCHOOL $816,386.22
7.5% PENALTY PAID TO TOWN 2,575.45
1.5% INTEREST PAID TO SCHOOL 124.22
UNCOLLECTED TAXES 18,033.69

TOTAL $837,119.58

Diane M. Terranova
Town Clerk

Dated: 12/8/2021
IROQUOIS CENTRAL
SCHOOL TAX COLLECTION
2021-2022

WARRANT $185,829.77
7.5% PENALTY 849.96
1.5% INTEREST 34.32

TOTAL $186,714.05

BASE TAX PAID TO SCHOOL $180,805.55
7.5% PENALTY PAID TO TOWN 849.96
1.5% INTEREST PAID TO SCHOOL 34.32
UNCOLLECTED TAXES 5,024.22

TOTAL $186,714.05

Diane M. Terranova
Town Clerk

Dated: 12/8/2021
# DEPEW UNION FREE
# SCHOOL TAX COLLECTION
# 2021-2022

<table>
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<td>$ 5,484.50</td>
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<tr>
<td>1.5% INTEREST</td>
<td>$ 558.44</td>
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<td><strong>TOTAL</strong></td>
<td><strong>$ 5,071,261.30</strong></td>
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<th>Description</th>
<th>Amount</th>
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<td>BASE TAX PAID TO SCHOOL</td>
<td>$ 4,956,737.44</td>
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<td>7.5% PENALTY PAID TO TOWN</td>
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<td>UNCOLLECTED TAXES</td>
<td>$ 108,480.92</td>
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<td><strong>TOTAL</strong></td>
<td><strong>$ 5,071,261.30</strong></td>
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Diane M. Terranova  
Town Clerk  
Dated: 12/08/21
LANCASTER CENTRAL
SCHOOL TAX COLLECTION
2021-2022

WARRANT $ 45,547,712.57
7.5% PENALTY 50,953.13
1.5% INTEREST 5,129.14

TOTAL $ 45,603,794.84

BASE TAX PAID TO SCHOOL $ 45,032,819.25
7.5% PENALTY PAID TO TOWN 50,953.13
1.5% INTEREST PAID TO SCHOOL 5,129.14
UNCOLLECTED TAXES 514,893.32

TOTAL $ 45,603,794.84

Diane M. Terranova
Town Clerk

Dated: 12/8/2021
December 8, 2021

Matthew Fishione  
Code Enforcement Officer  
21 Central Avenue  
Lancaster, New York 14086

Re: SPECIAL USE PERMIT - 43 Greenmeadow Drive

Dear Matt:

Enclosed is a copy of a letter from Donald DAmato requesting a renewal of his Special Use Permit for a Home Occupation (Firearm Sales) on premises located at 43 Greenmeadow Drive.

Please inform the Town Board, the Town Attorney, and my office as to the applicant's compliance to all conditions stipulated in this permit so that a resolution to renew the Special Use Permit may be prepared for the next Town Board Meeting.

Sincerely yours,

OFFICE OF THE TOWN CLERK

Diane M. Terranova  
Town Clerk

DMT/dm

Encl.
cc: Kevin Loftus, Town Attorney  
Town Board
12/7/2021

TO: Town Board of Lancaster/In care of Town Clerk's Office

I, Donald D'Amato, living at 43 Greenmeadow Lancaster NY 14086, would like to request the town board of Lancaster to renew my special use permit (Firearm Sales). I have enclosed a copy of my business licenses and tax certificate. There has been no change since last renewal.

880-5515

DEC - 8 2021
Diane M. Terranova
Town Clerk

Thank You

Donald D'Amato
Business Certificate
(Assumed Name Certificate pursuant to General Business Law §130)

I hereby certify that I am conducting or transacting business under the name or
designation of ViPERS Firearms (Name of business)
at 43 Greenmeadow Dr, Lancaster, County of Erie,
Address) (City/Town)
State of New York 14086, (State/Zip Code)
My name is Donald & D'Amato (Print or Type Name) (First) (Middle Initial - if used) (Last)
I reside at 43 Greenmeadow Dr, Lancaster NY 14086 (Address) (City/Town) (State/Zip Code)
I am __________ years of age. (Required—ONLY if under 18 years of age)

I further certify that I am the successor in interest to

the person or persons heretofore using such name or names to carry on or conduct or transact business.

In Witness Whereof, I have signed this certificate on 12/11/18 (date)

Sign: Donald R D'Amato
Print name: Donald R D'Amato (Name should appear same as above)

State of New York
County of Erie } SS.:

On the 11th day of December, 2018 (date) (month) (year) before me, the undersigned, personally
appeared Donald D'Amato

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s)
whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they
executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument,
the individual(s) acted, executed the instrument.

Affix seal/stamp

LEAnne GEIER
NOTARY PUBLIC STATE OF NEW YORK
LIC. #01GE6345753
COMM. EXP. 08/01/2020

447-1
Federal Firearms License
(18 U.S.C. Chapter 44)

In accordance with the provisions of Title I, Gun Control Act of 1968, and the regulations issued thereunder (27 CFR Part 478), you are licensed to engage in the business specified in this license, within the limitations of Chapter 44, Title 18, United States Code, and the regulations issued thereunder, until the expiration date shown. THIS LICENSE IS NOT TRANSFERABLE UNDER 27 CFR 478.51. See "WARNINGS" and "NOTICES" on reverse.

Direct ATF
Correspondence To
Chief, Federal Firearms Licensing Center (FFLC)

Name

Premises Address (Changes? Notify the FFLC at least 30 days before the move.)

Type of License

Purchasing Certification Statement
The license named above shall use a copy of this license to assist a transferor of firearms to verify the identity and the licensed status of the licensee as provided by 27 CFR Part 478. The signature on each copy must be an original signature. A facsimile, scanned or e-mailed copy of the license with a signature intended to be an original signature is acceptable. The signature must be that of the Federal Firearms Licensee (FFL) or a responsible person of the FFL. I certify that this is a true copy of a license issued to the person named above to engage in the business specified above under "Type of License."

Mailing Address (Changes? Notify the FFLC of any changes.)

D'AMATO, DONALD
VIPERS FIREARMS
43 GREENMEADOW DR
LANCASTER, NY 14086-

Printed Name: [Signature]

ATF Form 8 (5310.111)
Identification number
TF-4053168
(Use this number on all returns and correspondence)

DONALD DAMATO
VIPERS FIREARMS
43 GREENMEADOW DR
LANCASTER NY 14086-1045

is authorized to collect sales and use taxes under Articles 28 and 29 of the New York State Tax Law.

Nontransferable
This certificate must be prominently displayed at your place of business.
Fraudulent or other improper use of this certificate will cause it to be revoked.
The certificate may not be photocopied or reproduced.

4050109100098
1DC3-2490635 P0000035-01

VALIDATED
9/5/2018

Dept of Tax
and Finance

DTF-17-A-R (11/14)
December 4, 2021

Mr. David Denk
N.Y.S. DEC

Mr. Matt Salah
Division of Sewerage Management

US Army Corps of Engineers
SEQRA Referral - Regulatory

Mr. Ron Hayes
NYS D.O.T

Erie County Water Authority

Ms. Jennifer Delaney
Erie County Health Department

Ms. Mariely Ortiz, Review Planner
Erie County D.E.P.

Re: Coordinated Review
Site Plan: Shop & Storage (Donato) #2129
5841 Genesee Street
Town of Lancaster, County of Erie

All:

Please be advised that a private developer has submitted a site plan for the proposed construction of (13) storage units, an office building, and 4 Warehouse/shop/office buildings to be located at 5841 Genesee Street (SBL No. 94.00-2-11.11 on a +/- 42.6-acre parcel and which the Town has been determined to be an “Unlisted” Action under SEQR.

The Town Board of the Town of Lancaster advised the developer that an Application and Environmental Assessment Form (EAF) were to be submitted to the Town of Lancaster in order to commence a review of the proposed project under SEQRA.

The developer has submitted the application and EAF and the Town Board of the Town of Lancaster is now notifying all other agencies which may be involved in the approval of this project that within thirty (30) days of the mailing of the enclosed EAF, a lead agency must be designated by agreement among the agencies.

The anticipated impact of this project is primarily of local significance and the Town of Lancaster desires to act as lead agency in investigation and review of the proposed action.

Very truly yours,

Kevin E. Loftus, Esq.
Town Attorney

KEL:lb
Enes.
CC(letter only): PB Liaison
               Town Clerk
               Building Inspector
               Town Engineer
December 4, 2021

Mr. David Denk
N.Y.S. DEC

Mr. Matt Salah
Division of Sewerage Management

US Army Corps of Engineers
SEQRA Referral

Mr. Ron Hays
NYS D.O.T

Erie County Water Authority

Ms. Jennifer Delaney
Erie County Health Department

Ms. Mariely Ortiz, Review Planner
Erie County D.E.P.

Re: Additional Site Plan Information
4781 Transit Road Rezone; General Commercial to Multi Family Multi Use
3-Story Mixed-use Bldg & 14 multi-family units, 8,000 sf retail & 2,000sf Bank
Town of Lancaster, County of Erie

All:

Enclosed please find additional site plan information for the above-referenced rezone petition for your records. Please provide any comments you feel are relevant regarding these changes.

Should you have any questions please feel free to contact this office.

Very truly yours,

Kevin E. Loftus, Esq.
Town Attorney

KEL:lb
Encs.
Cc (letter only): PB Liaison
Town Clerk
Building Inspector
Town Engineer
December 4, 2021

Mr. David Denk
N.Y.S. DEC

Mr. Matt Salah
Division of Sewerage Management

US Army Corps of Engineers
SEQRA Referral - Regulatory

Mr. Ron Hayes
NYS D.O.T

Erie County Water Authority

Ms. Jennifer Delaney
Erie County Health Department

Ms. Mariely Ortiz, Review Planner
Erie County D.E.P.

Re: Coordinated Review
Site Plan: Adam’s Nursery #5028
5799 Genesee Street
Town of Lancaster, County of Erie

All:

Please be advised that a private developer has submitted a site plan for the proposed demolition of an existing greenhouse and construction of a new pole barn, storage building, and gravel parking lot located at 5799 Genesee Street (SBL No. 94.00-2-6.112) on a +/- 14.7-acre parcel and which the Town has been determined to be an “Unlisted” Action under SEQR.

The Town Board of the Town of Lancaster advised the developer that an Application and Environmental Assessment Form (EAF) were to be submitted to the Town of Lancaster in order to commence a review of the proposed project under SEQRA.

The developer has submitted the application and EAF and the Town Board of the Town of Lancaster is now notifying all other agencies which may be involved in the approval of this project that within thirty (30) days of the mailing of the enclosed EAF, a lead agency must be designated by agreement among the agencies.

The anticipated impact of this project is primarily of local significance and the Town of Lancaster desires to act as lead agency in investigation and review of the proposed action.

Very truly yours,

Kevin E. Loftus, Esq.
Town Attorney

KEL:lb
Encs.
CC(letter only): PB Liaison
Town Clerk
Building Inspector
Town Engineer
Honorable Lancaster Supervisor and Honorable Members of the Lancaster Town Council,

I am expressing to you my very deep interest in an appointment to the LIDA, and this correspondence will serve as my formal application for such an appointment.

As a Lancaster native, I possess a deep knowledge of our town, its people, and its economic potential, and I firmly believe that Lancaster’s future is boundless and bright.

Please give this application your serious consideration.

Yours very truly,

David Rinow

[Signature]

12-8-2021
December 3, 2021

Neil Connelly
Planning Board Chairman
2255 Como Park Blvd
Lancaster, NY 14086

Re: SITE PLAN REVIEW, Project # 2129
Proposed Shop & Storage SBL# 94.00-2.11.11
Located at 5841 Genesee St. Construction of (13) storage unit buildings, a storage office building and (4) warehouse/shop/office buildings. Construction will also include a storm water management system, utility improvements and a total of 42 spaces.

Dear Mr. Connelly:

In response to the memo from November 23, 2021, regarding the SITE PLAN REVIEW—Project # 2129, I have no comment.

Should you have any questions, please do not hesitate to contact me.

Sincerely yours,

Dan Amatura
Highway Superintendent
Town of Lancaster

DA/kak

Cc: Diane Terranova, Town Clerk
MEMO

TO: Planning Board Members

FROM: Matt Fischione, Supervising Code Enforcement Officer

DATE: November 23, 2021

RE: SITE PLAN REVIEW - Project # 2129
Proposed Shop & Storage SBL# 94.00-2.11.11
Located at 5841 Genesee St. Construction of (13) storage unit buildings, a
storage office building and (4) warehouse/shop/office buildings.
Construction will also include a storm water management system, utility
improvements and a total of 42 parking spaces.

Submitted is an “Application for a Site Plan” for the above referenced project.

Enclosed, also, is a site improvement plan for this project prepared by Carmina Wood
Morris, with plans dated September 29, 2021. Upon my review of the application and
site improvement my findings are that the plans meet all site plan review requirements.

I am sending a copy of this memorandum and its attachments to the officials, boards and
agencies listed below with a request for their review and comments. I am also requesting
that their comments be in writing and directed to Neil Connelly, Planning Board
Chairman, 2255 Como Park Blvd. Lancaster, New York within 10 days, with a copy of
the comment letter to this office and the Town Clerk for charting purposes.

Cc: Ronald Ruffino, Supervisor
    Council Members
    Diane Terranova, Town Clerk
    Kevin Loftus, Town Attorney
    William Karn, Police Chief
    Daniel Amatura, Highway Superintendent
    Michelle Barbaro, Recreation
    Ed Schiller, Engineer
    Fire Chief
December 3, 2021

Neil Connelly
Planning Board Chairman
2255 Como Park Blvd
Lancaster, NY 14086

Re: SITE PLAN REVIEW, Project # 5028
Adam's Farms Storage Building SBL# 94.00-2-6.112
Located at 5799 Genesee St. rear demolition of existing poly greenhouses and
collection of a new pole barn storage building 54ft x 120 ft.

Dear Mr. Connelly:

In response to the memo from November 24, 2021, regarding the SITE PLAN REVIEW—
Project # 5028, I have no comment.

Should you have any questions, please do not hesitate to contact me.

Sincerely yours,

Dan Amatura
Highway Superintendent
Town of Lancaster

DA/kak

Cc: Diane Terranova, Town Clerk
MEMO

TO: Planning Board Members
FROM: Matt Fischione, Supervising Code Enforcement Officer
DATE: November 24, 2021
RE: SITE PLAN REVIEW - Project # 5028
  Adam’s Farms Storage Building SBL# 94.00-2-6.112
  Located at 5799 Genesee St. rear demolition of existing poly greenhouses
  and construction of a new pole barn storage building 54ft x 120 ft.

Submitted is additional information that was required to proceed with the Amended Site
Plan regarding the Storage Building for Adam’s Farms, LLC. (Adam’s Nursery)

Cc: Ronald Ruffino, Supervisor
    Council Members
    Diane Terranova, Town Clerk
    Kevin Loftus, Town Attorney
    William Karn, Police Chief
    Daniel Amatura, Highway Superintendent
    Michelle Barbaro, Recreation
    Ed Schiller, Engineer
    Fire Chief
12/9/2021

The Honorable Town Board
Town of Lancaster
21 Central Ave.
Lancaster, NY 14086

Re: SPECIAL USE PERMIT APPLICATION
Buffalo Tournament Club
6432 Genesee St.

A Special Use Permit Application has been reviewed per Town Code, Chapter 400-78 Special Use Permits, to operate a Golf Course with driving range, Restaurant and Farming Operations, as permitted in the Agricultural Residential Zoning District, Town Code, Chapter 400-13 B (1) (n). The Restaurant and Retail portion of the facility is accessory and subordinate to the operations of the golf course and clubhouse and would not be permitted as a stand-alone occupancies.

The Lancaster Building and Zoning Department offers these comments as conditions for consideration to the Town Board, and results of a future Public Hearing.

- The occupant submits a copy of a business license to the Town Clerk.
- Renewal of this permit at 2-year intervals with no cost to the applicant.

Sincerely,

Matt Fischione, Code Enforcement Officer, CFM, SMO
Lancaster Building and Zoning Department

MF
CC: Kevin Loftus, Town Attorney
Diane Terranova,

Please accept this as my letter of interest to remain on as the Chief Financial Officer of the Lancaster Industrial Development Agency for the year 2022.

Thank you,

Pamela Cviello
Director of Administration & Finance
Town of Lancaster, NY