

MEETING MINUTES

Attendance:

- Richard C. Bulman
- Robert J. Deutschlander *
- Steven Vriesen
- Mark K. Grucella *
- Mary Kless *
- James B. Allein *
- Linda Parzynski *
- Mary F. Refermat *
- William R. Natalzia
- Jeffrey H. Simme
- James F. Volpe
- George Pease [Building Department] *

Arthur A. Herdzik, Village Attorney (Ad-hoc Member)

*Note: * indicates those present*

Robert J. Deutschlander called the meeting to order at 7:00 P.M.

A **Motion** was made to accept the meeting minutes of 02/19/2004 as presented.

Motioned by **James B. Allein** and seconded by **Mark K. Grucella**.

Carried – 6-0

Listed Correspondence –

Site Plan Review -

Other Business: Welcomed new Planning Commission Members - Linda Parzynski and Mary F. Refermat.

Old Business: Upton Street Project - Robin Pfeil (Triton Estates) presented a revised plan with 7 - 1-story duplex housing buildings (14 dwelling units), 26.8' x 72' (36'/unit) and additional green space. Each unit contains 2 bedrooms.

JB Allein – At last meeting dumpster location was requested at the other end. R Pfeil stated there is no place for the truck to turn around and residents will be able to place garbage in dumpster as they enter or leave complex. Rent to retirees and will be a private complex from Hinchey Avenue entrance (NOT maintained by the Village of Lancaster).

RJ Deutschlander – What is the access to unit for tenant moving in? R Pfeil stated approximately 30'.

JB Allein - Is Handicap accessibility required? R Pfeil – 3 steps to enter unit. G Pease – if unit designated as such, ramp would be required.

M Kless – time frame on purchasing land. R Pfeil – if not able to purchase would require moving southwest unit 30' north.

A Motion was made to accept sketch plan with condition what pertains to dumpsters and will visit site.

Motioned by **James B. Allein**, seconded by **Mark K. Grucella**.

Carried: 6-0

Scheduled to meet at Upton Place to view building site Saturday, May 1, 2004 at 10:00 A.M.

Bayford Office / Warehouse Complex - located at the 2600 Commerce Parkway – Henry Baker, Bayford Construction, 99 Nichter Road, Lancaster, New York, 14086. Architect Andrew Terragnoli, P.E., Lauer-Manguso & Associates, Architects & Engineers, 480 Ridge Lea Road, Buffalo, New York, 14228.

RJ Deutschlander – Letter dated February 23, 2004, received from Richard C, Bulman, regarding William R. Natalzia, Superintendent of Public Works – Concerns regarding driveway dimensions, lot saturation, emergency accessibility, building frontages and aesthetics. A joint shared driveway is not acceptable.

A Terragnoli – It was our understanding that a joint shared driveway would be acceptable due to having 120.8' frontage.

H Baker – Bayford Construction builds canopies and will occupy one-half of the building and rent the other half. The second building is to be built at a later date.

Concerns were brought up about driveway width for deliveries by tractor-trailer and turning around.

H Baker – Spoke with his neighbor (Briquette Sales) about joint driveway and agrees to share driveway.

MK Grucella stated that he would not always have the same neighbor. H Baker to enter into a formal legal agreement in writing for joint/shared driveway.

G Pease – Need 20' accessibility for fire apparatus for rear building.

A Terragnoli stated buildings to be 2 peak prefabricated metal buildings. H Baker stated there has been discussion about going to technic block with metal truss roof.

Concerns about driveway width and utilizing bays (ramps).

A Motion was made to accept site plan to proceed to obtain building permit with provision of written legal agreement for joint/shared driveway and follow-up with standard procedures.

Motioned by **Mark K. Grucella**, seconded by **Linda Parzynski**.

Carried: 6-0

Outdoor Dining –Special Use Permit Application, Outdoor Service of Food or Drink by an Eating or Drinking Establishment for Simme's Restaurant, 99 Aurora Street.

RJ Deutschlander stated Permit is for one (1) year and renewable annually. Code is restrictive and costly.

JB Allein disappointed the Village Attorney is not at tonight's meeting because he could shed some light on some items in the ordinance. Has spoken to some of the neighbors.

Donald Zappia has made improvements to property: paved parking lot, drainage in parking lot and relocating exhaust fan from the alley. Complaints received from neighbors when there were previous owners.

A Motion was made that the Outdoor Service of Food or Drink by an Eating or Drinking Establishment Special Use Permit be approved as outlined in the Code for Simme's Restaurant, 99 Aurora Street, Lancaster, New York, 14086, and our decisions be sent to the Village Board.

Motioned by **Mary Kless**, seconded by **Linda Parzynski**.

Carried 5-1.

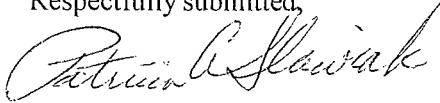
Scheduling of Next Meeting – May 20, 2004.

Scheduled to meet at Upton Place to view building site Saturday, May 1, 2004 at 10:00 A.M.

Motion to adjourn this meeting, motioned by **Mary Kless**, seconded by **James B. Allein**. Meeting adjourned at 8:33 P.M.

Carried 6-0.

Respectfully submitted,



Patricia A. Slawiak
Planning Commission Secretary

cc: W. G. Cansdale, Mayor
Village Board of Trustees
W. R. Natalzia, Supt. DPW
J. H. Simme, Building Department
T. Derkovitz, Village Clerk
K. W. Delzer, Zoning Board Chairman
T. R. Schaefer, Fire Chief
J. Keysa, Historical District