

VILLAGE OF LANCASTER
OFFICIAL MEETING MINUTES-PLANNING COMMISSION

MAY 19, 2016

Present: James Allein, Chairman
Linda Parzynski, Vice-Chairperson
Richard Bulman
Robert Deutschlander
Mark Grucella
Neil Connelly
Mary Kless (Alternate)
Matt Fischione, Code Enforcement Officer

Excused: Mary Refermat

Meeting called to order at 7:00p.m. by Chairman Allein in the Council Chambers of the Lancaster Municipal Building, 5423 Broadway, Lancaster, New York.

Neil Connelly led the Pledge of Allegiance.

Motion made by **Richard Bulman** and seconded by **Robert Deutschlander** to accept the minutes from the April 14, 2016 Planning Commission meeting.

Chairman Allein	Voted Yes
Vice-Chairperson Parzynski	Voted Yes
Richard Bulman	Voted Yes
Robert Deutschlander	Voted Yes
Mark Grucella	Voted Yes
Neil Connelly	Voted Yes
Mary Kless	Alternate

Motion carried

Communications

NYS Floodplain Management Training on May 24, 2016
Solar Training on May 25 or June 1, 2016

Planning Commission Requirements-Petitioners are required to supply all 23 items listed in the Site Plan packet. This list has been developed over several years. This process is for the protection of residents and our community.

Site Plan Review-NutraBlend Building Addition at 3805 Walden Avenue. 43,000sq ft. pre-engineered metal building addition for powder blending and packaging. Project also includes a new parking lot for 26 vehicles. Presenting were Travis Gruszka and Doug Scheid of Scheid Architectural PLLC and John Hazelton of NutraBlend. NutraBlend is a dry food blend manufacturer which has grown from 60 employees to 250 in just three years. This expansion will reorganize the packaging line and allow for more space for the increase in employees who work

four production lines. Additional parking spaces are for the employees and a Fire Apparatus lane will be installed along with one additional fire hydrant. A retention area for Storm water is on the east side of the property and flows to the north so that there is no impact on neighboring properties. Storm water design has been signed and sent to DEC and a drainage plan has been filed. Off site storage will still be needed because their business is still growing. The property to the west was sought after by NutraBlend for further expansion but was sold to the County.

Motion made by **Richard Bulman** and seconded by **Linda Parzynski** to recommend the approval of the NutraBlend Building Addition to the Village Board with one condition:

1. A letter of approval from William Cansdale, Superintendent of the Department of Public Works

Chairman Allein	Voted Yes
Vice-Chairperson Parzynski	Voted Yes
Richard Bulman	Voted Yes
Robert Deutschlander	Voted Yes
Mark Grucella	Voted Yes
Neil Connelly	Voted Yes
Mary Kless	Alternate

Motion Carried

SEQR review is adjourned until June 16, 2016

Site Plan Review-Cappelli Pole Barn, 67 Sheldon Avenue. 1,440sqft. Pole barn for the storage of company vehicles, presenting was Nicholas Cappelli. Mr. Cappelli operates a Home Performance with Energy Star business. His vehicles, equipment and materials need to be stored inside during the winter months. Due to recent thefts he does take precautions with security devices but feels storing everything within a building will be best for his business success along with cleaning up the exterior property. The building will be 36x40 and is positioned to avoid a sewer easement. 15 parking spaces are provided for in this plan but are not utilized by his business. Lights will be provided over man doors, garage doors and possibly one on a pole for added security. Drainage will continue to drain into two existing DI's

Motion made by **Neil Connelly** and seconded by **Richard Bulman** to recommend approval of the Site Plan for Cappelli Pole Barn with one condition:

1. A letter of approval from William Cansdale, Superintendent of the Department of Public Works

Chairman Allein	Voted Yes
Vice-Chairperson Parzynski	Voted Yes
Richard Bulman	Voted Yes
Robert Deutschlander	Voted Yes
Mark Grucella	Voted Yes
Neil Connelly	Voted Yes
Mary Kless	Alternate

Motion Carried

Motion made by Robert Deutschlander and seconded by Neil Connelly to adjourn the meeting at 7:49p.m.

Chairman Allein	Voted Yes
Vice-Chairperson Parzynski	Voted Yes
Richard Bulman	Voted Yes
Robert Deutschlander	Voted Yes
Mark Grucella	Voted Yes
Neil Connelly	Voted Yes
Mary Kless	Alternate

Motion Carried

Respectfully submitted,



Cynthia A. Maciejewski

Secretary to the Planning Commission

