
OFFICIAL MEETING MINUTES-PLANNING COMMISSION

Present: James Allein, Chairman
Linda Parzynski, Vice-Chairperson
Richard Bulman
Mark Grucella
Neil Connelly
Mary Kless (Alternate)
Arthur Herdzik, Village Attorney
Matthew Fischione, Code Enforcement Officer

Excused: Robert Deutshlander
Mary Refermat

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

Linda Parzynski led the Pledge of Allegiance.

Motion made by Linda Parzynski and seconded by Neil Connelly to accept the minutes from the September 15, 2016 Planning Commission meeting.

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

Communications

Resolution of the Village Board returning the Tim Horton project to the Planning Commission on September 26, 2016.

Preliminary Site Plan Review-Request submitted to Chairman Allein from the Applicant Elizabeth A. Reilly-Meegan for the project to be suspended until the November 2016 meeting of the Planning Commission.

Matt Fischione, Code Enforcement Officer explained that Lancaster Mini Mart is a Non-Conforming Occupancy and by enlarging the building it now must conform with all current codes. The Attorney for Tim Horton agreed to this at a meeting in the Building Department on October 3, 2016. One business can be shut down to open a new business and remain non-conforming. The property does require a Certificate of Appropriateness and the applicant did not attend the last meeting of the Historic Preservation Commission at which they were scheduled. Variances are needed for this property also.

Motion made by Richard Bulman and seconded by Mark Grucella to table the Lancaster Mini Mart-Tim Horton to a future meeting.

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

The project will need to return with a complete site plan, a full description and explanation of business plan and be able to address Planning Commission concerns which were listed in the letter to the Village Board from the Planning Commission.

Changes to the footprint of the building can be increased by 25%. If this project was started on a vacant lot it would not receive approval. A Use Variance can be applied for but is very hard to obtain in most situations.

Frank Stock spoke on the daily traffic count information he obtained. The Walden and Central Tim Horton's has 12 cars in cue and 35 off street parking spots. Even with these numbers there are still times when vehicles are stopped on Walden Avenue. Frank Maddox wanted to clarify the fact that the site is not properly zoned for a drive thru restaurant.

Public notice will be made for the next meeting on this project.

Other discussion

A Certificate of Zoning Compliance will be issued in the future for all new businesses. The process for this is being developed and will assist business owners in locating within their correct zoning. The CDC is mailing 63 RFP's on Monday for the West Main Street project.

Motion made by Linda Parzynski and seconded by Neil Connelly at 7:41 p.m. to adjourn the meeting.

Chairman Allein	Voted Yes
Vice-Chairperson Parzynski	Voted Yes
Richard Bulman	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