

OFFICIAL MEETING MINUTES-PLANNING COMMISSION

Present: James Allein, Chairman
Richard Bulman
Robert Deutschlander
Mark Grucella
Neil Connelly
Mary Refermat
Mary Kless (Alternate)
Matt Fischione, Code Enforcement Officer
Shawn Marshall, Code Enforcement Officer

Excused: Linda Parzynski, Vice-Chairperson

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 **Mary Refermat** and seconded by **Robert Deutschlander** to accept the minutes from the March 16, 2017 Planning Commission meeting.

Chairman Allein	Voted Yes
Richard Bulman	Voted Yes
Robert Deutschlander	Voted Yes
Mark Grucella	Voted Yes
Neil Connelly	Voted Yes
Mary Refermat	Voted Yes
Mary Kless	Alternate

Motion carried

Communications: Oath Cards need to be signed by Members Grucella, Connelly and Kless.

Preliminary Site Plan Review-Benderson Development Company, LLC, 3615 Walden Avenue, are proposing a 5,778 sq ft retail addition to the existing shopping center on the southwest corner of Walden and Central.

James Boglioli and Jeremy Brooks of Benderson Development presented a site plan that includes the property to the west which has been purchased and is zoned Commercial. The existing building would be added to and the existing drive thru for Subway will continue around the rear of the building with an easier turning radius. Some curb removal will be done to improve the safety of the site. The parking lot will be added to but will still need a variance for the number of required spaces. Handicap spaces are code compliant. A solid board on board fence will extend along the south and west property lines. The fence will vary from 6' to 4' high toward Walden Avenue and will need a variance for height if it extends forward of the building. The

shopping centers addition will be the same in appearance as the existing center including the addition of dormers.

Currently the end unit is available and Mr. Boglioli stated that they have been waiting for the right tenant and a shovel will not go into the ground until a tenant is signed for the addition. Subway has a long term contract that does not allow it to be moved to another location without their approval and is quite costly. A second drive thru will not be added but the idea of a long narrow driveway behind the building was questioned. The menu board will be relocated to allow for more prep time of the orders.

Member Grucella does frequent the center and noted that the parking lot is not accommodating and is crowded and cramped. Customers are still attempting a left turn onto Central Avenue. Snow will need to be trucked off site because there is no storage area for it.

The ongoing DOT project has had a large impact on this site. The dumpster area will be slid down and will need to be adjusted for the additional tenants. This may include a third dumpster to the east.

DPW Superintendent William G. Cansdale submitted a letter with concerns which included:

1. Storm Water as built information and maintenance information needs to be supplied for the existing shopping center
2. SEQR question #4 needs to be corrected to include residential
3. SEQR question #9 Energy code needs to be completed
4. Sanitary Sewer approval letter must be submitted
5. ADA issue was resolved
6. The name and license # of the engineer is to be included on the revised plans
7. The national handicap symbol used on the plans needs to be corrected

Motion made by Neil Connelly and seconded by Richard Bulman to table the project for Site Plan Review at a future Planning Commission meeting.

Chairman Allein	Voted Yes
Member Bulman	Voted Yes
Member Deutschlander	Voted Yes
Member Grucella	Voted Yes
Member Connelly	Voted Yes
Member Refermat	Voted Yes
Member Kless	Alternate

Motion Carried

A Public Hearing will be held by the Village Board to limit Site Plan Approval to two years.

Election of Officers

Motion made by Robert Deutschlander and seconded by Neil Connelly to nominate James Allein as Chairman of the Planning Commission.

Chairman Allein	Voted Yes
Member Bulman	Voted Yes
Member Deutschlander	Voted Yes

Member Grucella	Voted Yes
Member Connelly	Voted Yes
Member Refermat	Voted Yes
Member Kless	Alternate

Motion Carried

Motion made by Richard Bulman and seconded by James Allein to nominate Linda Parzynski as Vice-Chairperson of the Planning Commission.

Chairman Allein	Voted Yes
Member Bulman	Voted Yes
Member Deutschlander	Voted Yes
Member Grucella	Voted Yes
Member Connelly	Voted Yes
Member Refermat	Voted Yes
Member Kless	Alternate

Motion Carried

Mary Kless discussed the effects of online shopping. A recent article mentioned the effect on the USPS and the need for receiving areas both residential and commercial for packages. Compactors for the disposal of packaging and boxes are necessary and need to be addressed on site plans. Electric car fueling centers are being provided for at some shopping centers and codes to regulate them are not yet provided. This and solar ordinances are items to be addressed by the municipalities.

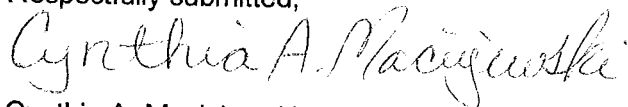
The CDC is in negotiations for the apartment building proposal and green space needs to be addressed. A winery on West Main Street will complete the tenant list and fill the building.

Motion made by Mary Refermat and seconded by Neil Connelly to adjourn the meeting at 7:38p.m.in memory of John Latella.

Chairman Allein	Voted Yes
Member Bulman	Voted Yes
Member Deutschlander	Voted Yes
Member Grucella	Voted Yes
Member Connelly	Voted Yes
Member Refermat	Voted Yes
Member Kless	Alternate

Motion Carried

Respectfully submitted,



Cynthia A. Maciejewski
Secretary to the Planning Commission

Proposal letter to building/zoning department, requesting a variance for allowing an 8 foot property fence to be built for the privacy of a home owner at 15 Hinchey Ave, Lancaster, NY 14086, abutting 3615 Walden Ave, Lancaster, NY.

Attn: James Allein
Village of Lancaster Planning Commissioner
5423 Broadway
Lancaster, NY. 14086

April 25, 2017

Dear Planning Commissioner,

This proposal letter is to request and substantiate the grant of a Variance for a residence at 15 Hinchey Ave, Lancaster, NY 14086. The Variance requested is relatively minor to the builder.

Property Fence

The requested Variance is for an **8 foot wooden fence** in lieu of a 6 foot wooden fence proposed by the builder. An 8 foot fence would provide **security and a privacy barrier** between our residence and the new proposed construction site of a 5,778 square foot building at 3615 Walden Ave. Lancaster, NY.14086. It would also **reduce the noise level** in the home during and after construction. The current fence constructed on the original property at 3615 Walden Ave. is only a 6 foot wooden fence that allows patrons using the drive thru services at Subway to wave and usher comments to us in our own back yard. This is unacceptable.

Thank you for your consideration in this matter,



John Bystrak
15 Hinchey Ave
Lancaster, NY 14086
(716)685-4345

