

OFFICIAL MEETING MINUTES-PLANNING COMMISSION

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

Richard Bulman led the Pledge of Allegiance.

Motion made by **Linda Parzynski** and seconded by **Richard Bulman** to accept the minutes of the August 17, 2017 Planning Commission meeting with one correction from Mary Refermat to Mary Kless in the approval of the minutes.

Chairman Allein	Voted Yes
Vice-Chairperson Parzynski	Voted Yes
Richard Bulman	Voted Yes
Mark Grucella	Voted Yes
Mary Kless	Voted Yes

Motion Carried

Communications

Email received from Tim Lavocat with a change to the site plan for Depew Milk. An updated set of drawings were distributed this evening.

Motion made by **Linda Parzynski** and seconded by **Mary Kless** to accept the changes to the site plan.

Chairman Allein	Voted Yes
Vice-Chairperson Parzynski	Voted Yes
Richard Bulman	Voted Yes
Mark Grucella	Voted Yes
Mary Kless	Voted Yes

Preliminary Site Plan Review-DWC Mechanical, 3753 Walden Avenue, 72'x150' addition to the rear of the existing building. Christopher Streng of Kulback Construction with David Cloy,

owner presented the addition which will be used as a warehouse. The existing building is used for fabrication, warehousing and an office. There is no outdoor storage of vehicles.

The addition will be a heated metal structure with a 6" concrete floor and will have one bay door and two man doors. LED wall light packs will be used on the exterior of the building. Three packs on the west, two on the east and two on the southside of the building. The original building is 25' in height and the new addition will be similar and slope to the east to drain into the existing ditch. The south elevation of the building slopes from the west to the east. The existing ditch is on the neighboring property and approval from the property owner will be needed to discharge into the ditch. The ditch will need to be investigated for capacity and a possible easement. The ditch does flow toward a receiver at the road.

The lot is a stoned lot and will remain stoned. Eleven parking spaces will need to be added to the site to meet Village code and there is room for the additional spaces.

There is a Village owned right of way for Brandel Avenue located to the west of the property. Art Herdzik will be consulted to determine if approval or an easement needs to be granted by the Village Board. A sanitary sewer is located there. An area variance may be necessary for the location of a past addition located too close to Brandel Avenue. The set back for vehicle use area runs parallel to the Village owned right of way. The 10' setback provided to the west property line is not adequate for fire apparatus.

Items to be addressed include:

Clarification of Brandel Avenue right of way/driveway and vehicle access from Brandel Avenue.
Sanitary sewer line approval.

Engineered drawings for Superintendent Cansdale to review.

Approval letter from the Fire Chief.

Updated topo and survey showing the two lots joined.

Erosion and sediment control to be submitted.

Signage and parking spaces to be shown on site plan.

Building height and elevations.

Loading areas and enclosed dumpster to be shown on site plan.

Storm water calculations into ditch and consent from neighboring property owner to discharge into ditch.

Area variance for current location of building to Brandel Avenue.

Motion made by **Linda Parzynski** and seconded by **Richard Bulman** to adjourn the project until the November 16th Planning Commission meeting.

Chairman Allein Voted Yes

Vice-Chairperson Parzynski Voted Yes

Richard Bulman Voted Yes

Mark Grucella Voted Yes

Mary Kless Voted Yes

Motion carried

Lucas James has received a violation letter and is still in violation. This is a life safety issue that will not be helped by a court appearance.

The CDC and Village Board voted to deny a proposal from Revitalize Lancaster for West Main Street. The survey is now available on the Village website for the development of the property.

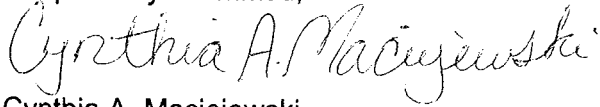
Historic Preservation Commission has approved the Carson's renovation by owner Tom Sweeney.

Motion made by **Mark Grucella** and seconded by **Mary Kless** to adjourn the meeting at 7:39p.m.

Chairman Allein	Voted Yes
Vice-Chairperson Parzynski	Voted Yes
Richard Bulman	Voted Yes
Mark Grucella	Voted Yes
Mary Kless	Voted Yes

Motion carried

Respectfully submitted,



Cynthia A. Maciejewski
Secretary to the Planning Commission

