

OFFICIAL MEETING MINUTES-PLANNING COMMISSION

Present: James Allein, Chairman
Mark Grucella
Neil Connelly
Mary Refermat
Mary Kless
Matt Fischione, Code Enforcement Officer

Excused: Linda Parzynski, Vice-Chairperson
Richard Bulman
Robert Deutschlander
Shawn Marshall, Code Enforcement Officer

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.

Chairman Allein led the Pledge of Allegiance.

Motion made by **Mary Kless** and seconded by **Mary Refermat** to have a moment of silence after the Pledge of Allegiance.

Chairman Allein	Voted Yes
Mark Grucella	Voted Yes
Neil Connelly	Voted Yes
Mary Refermat	Voted Yes
Mary Kless	Voted Yes

Motion Carried

Motion made by **Mark Grucella** and seconded by **Mary Refermat** to accept the minutes of the September 21, 2017 Planning Commission meeting.

Chairman Allein	Voted Yes
Mark Grucella	Voted Yes
Neil Connelly	Voted Yes
Mary Refermat	Voted Yes
Mary Kless	Voted Yes

Motion Carried

Communications

Christopher Streng of Kulback Construction asked for the removal of DWC Mechanical from the agenda this evening.

There is a training opportunity this Friday in Batavia.

Preliminary Site Plan Review-Gary Machniak, 150 Court Street, 65'x85' addition to the rear of the building. The addition is a metal pole barn. The rear of the building is in need of removal prior to the addition. The building is being used for machine storage and will be accessory to his machine shop located on Pavement Road. As his business grows he will make more use of this building. He currently has 2 employees and they are periodically at this location. This addition will max out his available land to use. The only area for a possible future expansion would be in the front of the building for a small office. This is not a phased project.

Drainage-More information on the drainage of the site is needed. The gutters will be connected to the culvert along the railroad tracks. Drainage to the ditch flows to Plumb Bottom Creek. Mr. Machniak has spoken with the neighbor at Eastern Shaft regarding the drainage. Calculations of run off are required.

Parking-There are two parking spaces at the front of the building but 7 parking spaces and two loading spaces will be required after the addition, based on square footage. Walkways to paved surface need to be shown on the site plan.

Lighting-Lighting will be installed as per code. A lighting plan is required, which should include wall packs over entry doors.

The south side has an overhead door for access and does need a walkway to a paved surface. Use of this property as a machine shop is similar to the other heavy industry businesses in the area.

Architectural drawings of the building that include elevations are required.

Landscape plan showing the possibility of grass is required.

Signage and dumpster location should be shown on the revised site plan.

Fire suppression requirements will be reviewed by Matt Fischione, CEO

Applicant will return to December 21, 2017 meeting with the additional information requested.

Responses from the Fire Chief have been requested on Site Plan reviews.

Motion made by Mary Refermat and seconded by Neil Connelly to adjourn the meeting at 7:28p.m.

Chairman Allein	Voted Yes
Mark Grucella	Voted Yes
Neil Connelly	Voted Yes
Mary Refermat	Voted Yes
Mary Kless	Voted Yes

Motion Carried

Respectfully submitted,



Cynthia A. Maciejewski
Secretary to the Planning Commission