

OFFICIAL MEETING MINUTES-PLANNING COMMISSION

- Present: James Allein, Chairman
Linda Parzynski, Vice-Chairperson
Richard Bulman
Mark Grucella
Neil Connelly (7:05)
Mary Refermat
Mary Kless
Matt Fischione, Code Enforcement Officer
- Excused: Robert Deutschlander
Shawn Marshall, Code Enforcement Officer

Meeting called to order at 7:02p.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, followed by a moment of silence for reflection.

Motion made by **Vice-Chair Parzynski** and seconded by **Mary Kless** to accept the minutes of the March 15, 2018 Planning Commission meeting.

Chairman Allein	Voted Yes
Vice-Chair Parzynski	Voted Yes
Richard Bulman	Voted Yes
Mark Grucella	Voted Yes
Neil Connelly	Voted Yes
Mary Refermat	Voted Yes
Mary Kless	(Alternate)

Motion Carried

Communications

Spring 2018 Regional Local Government Workshop in Pittsford, NY.
25th Annual Local Government Conference at Houghton College.

Preliminary Site Plan Review-Ice Cream Stand at 318 Central Avenue, transform former barber shop into an outdoor ice cream stand. Frank Vecere and Shawn Messinger presented the site plan. Mr. Vecere spoke about being a Village resident and wanting to support local fundraising and sponsor local teams to better the community. The property is properly zoned and had been used as an ice cream stand in 1958. This vision has been in the works for two years prior to the property being listed for sale.

The building will be given a facelift but no additional square footage will be added or structural changes made. The applicants have spoken to some neighbors and have received positive responses. The applicants are willing to work with the neighbors to be good neighbors.

Lighting will be directed downward but needs to be shown on a completed site plan. A dumpster will be on site and garbage will be emptied to maintain a clean operation. Owners will be on site along with family members and this will be a family friendly business. The building will be attractive and dress up the corner. It is a time sensitive situation due to other stands already being open for business and the sale of the property being contingent on receiving approval. The contingency expires 3/23/18.

A Special Use Permit is not required for this business. There will be no inside seating, serving window will be on the Hinchey side and seating on the south side. This is a change in use of an existing building.

Items not shown on the preliminary site plan:

1. Parking formula requires 5 spaces and 1 handicap space
2. Dumpster location and enclosure
3. Easement from 1950 on east side of property including slope
4. Driveway location
5. Barrier in easement for safety reasons

Motion made by **Chairman Allein** and seconded by **Neil Connelly** to recommend approval of the preliminary site plan with the following conditions:

Return in front of the Planning Commission on April 19, 2018 with the following items on a completed site plan.

1. Driveway
2. Dumpster with enclosure
3. Lighting
4. Easement area and slope
5. Parking spaces and handicap space
6. Barrier in easement
7. Fence on south property line
8. Rendering of building with awnings that include signage
9. Service window

Chairman Allein	Voted Yes
Vice-Chair Parzynski	Voted Yes
Richard Bulman	Voted Yes
Mark Grucella	Voted Yes
Neil Connelly	Voted Yes
Mary Refermat	Voted Yes
Mary Kless	(Alternate)

Motion Carried

12 copies of a complete site plan must be submitted by April 12, 2018.

Member Connelly inquired about members receiving publications and will forward information to Cyndi Maciejewski.

Matt Fischione, CEO discussed the need for Planning Commission review of demolition permits associated to commercial projects and the difference when it pertains to a single family or two family dwelling. A Certificate of Appropriateness was issued for 27 N. Aurora and the Planning Commission directed Matt Fischione to inform the applicant to apply to the Planning Commission for the demolition of the home. The entire foundation must be removed, utilities removed and asbestos and rodents addressed. The lot needs to be crowned and a positive pitch to a drainage area.

The Industrial Park has an entity that is subdividing a building and the businesses do not all meet zoning regulations and codes. Permitted uses are predetermined for a reason.

The CDC is negotiating to sell the building with a 7-10 year build out plan. Save A Lot and other tenants will stay.

Motion made by **Mary Refermat** and seconded by **Mark Grucella** to adjourn the meeting at 8:08p.m.

Chairman Allein	Voted Yes
Vice-Chair Parzynski	Voted Yes
Richard Bulman	Voted Yes
Mark Grucella	Voted Yes
Neil Connelly	Voted Yes
Mary Refermat	Voted Yes
Mary Kless	(Alternate)

Motion carried.

Respectfully submitted,



Cynthia A. Maciejewski
Secretary to the Planning Commission

