

**OFFICIAL MEETING MINUTES-PLANNING COMMISSION**

Present: James Allein, Chairman  
 Linda Parzynski, Vice-Chairperson  
 Richard Bulman  
 Mark Grucella  
 Neil Connelly  
 Mary Refermat  
 Mary Kless  
 Matt Fischione, Code Enforcement Officer  
 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, followed by a moment of silence for reflection. A moment of silence held for two Officers who were shot in Florida and in memory of First Lady Barbara Bush. Thank you to Member Robert Deutschlander for his years of service on the Planning Commission and to his community..

Motion made by **Neil Connelly** and seconded by **Mary Refermat** 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	Voted Yes

**Motion Carried**

**Communications**

Local Government Training Opportunity, Municipal Law Seminar on May 17, 2018 at the Milenium Hotel.

Email from Karen Deutschlander regarding Bob's 53 years of service.

Joint Comprehensive Plan Public Hearing on April 23rd at 7:15p.m.

E-mail from Shawn Marshall, CEO regarding 3753 Walden Avenue.

Letter from William Cansdale, Superintendent DPW regarding 3753 Walden Avenue.

**Site Plan Review**-The Scoop, Ice Cream Stand at 318 Central Avenue, transform former barber shop into an outdoor ice cream stand. Frank Vecere and Shawn Messinger presented the revised site plan in hopes of opening for the Memorial Day weekend. Work has begun on the interior. There is no entrance in from Central Avenue. The driveway was not clearly shown on

the site plan but was clarified to the members. Signs will be on the window awnings. A three foot high picket (50/50 view) fence will be installed in the front yard to Central Avenue for safety reasons.

Motion made by **Richard Bulman** and seconded by **Neil Connelly** to recommend approval of the site plan with the following condition:

1. Front yard 3' high picket fence (50/50 view)

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	Voted Yes

**Motion Carried**

Motion made by **Neil Connelly** and seconded by **Mark Grucella** to recommend a Negative Declaration on SEQR review.

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	Voted Yes

**Motion Carried**

**Site Plan Review**-150 Court Street, 5,400 sq ft building addition, demolish older existing structure and keep 30'x36' existing block building. The revised site plan shows the parking area, dumpster with enclosure and landscaping in the front of the building. The addition will be added to the rear of the building and the walkway from the south side man door connects to the roadway. The direction of the door swing on the south side has been corrected. The travel lane to move vehicles measures 17' and should be 22'. William Cansdale, Superintendent of the Department of Public Works, will be forwarded the Engineer Report for comment. There is still a question of where the water goes after draining into the ditch. Drainage of the site could have an impact on other properties. Storm Water run-off calculations are on page 3 of the plans. Page 6 of the Engineer report speaks of an increase to the system.

Motion made by **Neil Connelly** and seconded by **Mary Refermat** to recommend approval of the Site Plan with the following condition:

1. Pending approval of William Cansdale, Superintendent of the Department of Public Works.

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	Voted Yes

**Motion Carried**

SEQR to be reviewed at the May meeting of the Planning Commission.

**Change in Use** at 34 Central Avenue for Happy Cakes Bakery & Cafe. The intent is to open a bakery and cafe with seating of no more than 20 guests. They will offer a variety of baked goods, packaged grab and go salads, as well as limited beverages including coffee and tea. Maxine Grabowski has been baking out of her home and her business has grown over the last two years. The interior renovation is complete and she hopes to open at the end of May. There has been a lot of excitement over a bakery coming, especially a vegan bakery. Service will only be inside and not outside. Baking will be done at the shop and no employees have been hired at this time. A fire separation was included in the remodel which did cover the original copper ceiling.

Motion made by Linda Parzynski and seconded by Richard Bulman to recommend the approval of the change in use.

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	Voted Yes

**Motion Carried.**

**Site Plan Review**-3753 Walden Avenue, erection of (1) 70'x150' metal building to be used as a warehouse. Shawn Marshall noted that the drawings were prepared by a Registered Architect and not a Professional Engineer. A letter of approval has been received from William Cansdale, Supt. of DPW. The variance was granted for the vehicle use area. This is a single story pre engineered building at the rear of the existing building. There is a stone staging area for the trucks that will be maintained to be dustless and durable. This is a low hazard warehouse for heating and cooling ductwork, and has low traffic at this location. The slope of the parking area is a challenge and the natural flow is to the ditch. This property goes all the way back to the railroad tracks. The two original parcels were merged into one for this project.

Motion made by Richard Bulman and seconded by Linda Parzynski to recommend approval of the site plan.

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	Voted Yes

**Motion Carried**

Motion made by Linda Parzynski and seconded by Mary Refermat to recommend a Negative Declaration on the SEQR review with a change to question #8 to a yes.

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	Voted Yes

**Motion Carried.**

**Site Plan Review-**27 N. Aurora St., demolition of a single family residence, regrade to the existing contour, plans for 10" settlement. Hydro seed to grow cover, clean fill only. Repair any damage to walkways and roadway. Historic Preservation Commission approval was given to demolish the dwelling.

The Buffalo Erie Niagara Land Improvement Corporation took over this property as a favor to the Village of Lancaster. Restoration of the property was not practical and was estimated at a cost of \$200,000.

The home will be removed piece by piece, front to back and the demolition company will be full responsible for any damages and repairs. Hannah Demolition has guaranteed no damage to the neighboring properties.

The rear of the lot will not be regraded and the tree at the rear of the property is not in the scope of work. Mr. & Mrs. Murphy of 29 N. Aurora Street were in attendance and have concerns about their driveway that goes up to 27 N. Aurora Street and the tree in the rear of the property.

The project will take a couple of days to complete and the Murphy's will be notified when work is to begin.

After the dwelling is removed the lot will be graded, repairs to sidewalk will be made and the lot will need to be maintained. The driveway will be removed but the curb cut will remain. The lot will be marketed as a vacant buildable lot.

Motion made by Linda Parzynski and seconded by Mark Grucella to recommend approval of the demolition.

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	Voted Yes

**Motion Carried.**

Motion made by Neil Connelly and seconded by Richard Bulman to recommend a Negative Declaration on the SEQR review with the addition of a Historical Approval note on question #2.

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	Voted Yes

**Motion Carried.**

### **Other Business**

Matt Fischione, Jim Allein and Art Herdzik met to discuss changes to the Village Code regarding, what triggers a review by the Planning Commission. The code currently states that anything but 1 & 2 family dwelling require review and approval.

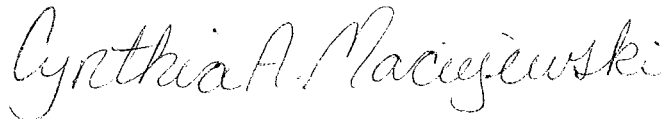
The Yelling Goat will be coming in for the May 17th meeting. The project will be in two phases.

Motion made by Mary Refermat and seconded by Linda Parzynski to adjourn the meeting at 8:25p.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	Voted Yes

**Motion carried.**

Respectfully submitted,



Cynthia A. Maciejewski  
Secretary to the Planning Commission

