

OFFICIAL MEETING MINUTES-PLANNING COMMISSION

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

Chairman Allein led the Pledge of Allegiance, followed by a moment of silence for reflection. A moment of silence held for Eric Pryzkuta.

Motion made by **Richard Bulman** and seconded by **Linda Parzynski** to accept the minutes of the April 19, 2018 Planning Commission meeting.

- | | |
|----------------------|-----------|
| Chairman Allein | Voted Yes |
| Vice-Chair Parzynski | Voted Yes |
| Richard Bulman | Voted Yes |
| Neil Connelly | Voted Yes |
| Mary Kless | Voted Yes |

Motion Carried

Communications

Local Government Training Opportunity, Erie County Department of Environment & Planning will hold an Urban Plan Workshop on July 27th at ECC's,south campus.

Site Plan Review-The Yelling Goat Modified Patio, 205 Central Avenue. Slightly modified/expanded patio allowing 18 additional patio seats. John Rooney, owner of The Yelling Goat presented with John Latella, Jr. owner of 205 Central Avenue. The restaurant is one week away from opening. The exterior of the building is in question tonight. The patio expansion is for 18 additional seats. A wall will boarder the patio as protection from traffic. The original awning is gone but a roof extension will cover a portion of the patio. That will be phase two of this project and is not under review tonight. The second story balcony will be supported by pillars that will be verified by a design professional. The door to the upstairs in the original patio area has been removed. The entrance for the apartments upstairs will be to the rear of the building. A gate will be installed at the patio for handicap accessibility. The depth of the patio can not exceed 10'6" which is to the front property line. The patio can not extend past the front property line. Phase two will incorporate the entire plan in the engineering submittal. A property

survey will also need to be submitted. The patio and upstairs deck will be addressed at the June Planning Commission meeting.

Motion made by Neil Connelly and seconded by Richard Bulman to recommend to table the site plan until the June Planning Commission meeting and will be considered with Phase two of the project.

Chairman Allein	Voted Yes
Vice-Chair Parzynski	Voted Yes
Richard Bulman	Voted Yes
Neil Connelly	Voted Yes
Mary Kless	Voted Yes

Motion Carried

Change in Use- Gilded Maple, 4 West Main Street. Heather Mikoley is a co-owner of the eclectic boutique and is excited to be a part of the positive movement in the Village. The store will sell home decor, jewelry, bags and items made by some local artisans. Richard Bulman appreciated the site plan submitted and the details included. Clarification of what is necessary for a Change in Use application will be made for future projects. This is a mercantile occupancy where no product is made on site which is unlike Carson Jewelers which was an F-1 classification. Tom Sweeney has done an excellent job in keeping precious artifacts in the building to be re-used in the store.

Motion made by Neil Connelly and seconded by Linda Parzynski to recommend approval of the Change in Use.

Chairman Allein	Voted Yes
Vice-Chair Parzynski	Voted Yes
Richard Bulman	Voted Yes
Neil Connelly	Voted Yes
Mary Kless	Voted Yes

Motion Carried

Change in Use -Joseph Prybylski, 11 St. Joseph Street. Mr. Prybylski operates an electrical business and has one tenant and rents space to the Village of Lancaster for storage. He is looking to replace and add 2 @12' overhead doors and 2 @ 36" mandoors. Bathrooms will also be added. Richard Bulman commented on the lack of information and quality of the plans submitted. No physical change will be made to the building and only interior changes will be made. No square footage will be added to the site. The sliding gate will be replaced to allow large trucks in for delivery.

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

Chairman Allein	Voted Yes
Vice-Chair Parzynski	Voted Yes

Richard Bulman Voted Yes
Neil Connelly Voted Yes
Mary Kless Voted Yes

Motion Carried.

SEQR Review-A letter of approval was received from William G. Cansdale, Supt. of the DPW. regarding the drainage.

Motion made by Linda Parzynski and seconded by Richard Bulman to recommend a Negative Declaration on the SEQR review..

Chairman Allein Voted Yes
Vice-Chair Parzynski Voted Yes
Richard Bulman Voted Yes
Neil Connelly Voted Yes
Mary Kless Voted Yes

Motion Carried

Other Business

Discussion on the requirements for Site Plan Review and Change of Use application. There are specific requirements for a site plan review. A site plan review is required before a building permit can be issued. Following the Town code in what triggers a Site Plan review is a possibility. The purpose is to invite business and encourage growth. Applicants need to present complete plans and we can not design the projects for them. In the past we did not know of businesses opening or if they had fire inspections. Public participation needs to be added to the agenda. New booklets and applications will be worked on.

Backed up traffic on Central Avenue is still an issue. Chair Allein did discuss with the Village Board but is not sure of any corrections or changes. If the cables are broken it will go to a meter. Member Connelly will follow-up with Mayor Schroeder.

LaBelle presented a concept plan for downtown Lancaster which differs from the potential buyers' plan. LaBella's design included some large dorm like buildings and copula's like on the Town Hall. Roundabouts are included to improve traffic flow. The surveys filled out by residents were taken into consideration. The intent to sell letter has been signed by Tom Sweeney and Dick Young would purchase the southwest corner after receiving subdivision approval.

The music studio is looking to double its' size and will need to be reviewed for required escapes and parking requirements. The PAC building did not come in front of the Planning Commission due to demising lines. The downstairs is for warehousing and the upstairs is used for offices. Lily Belle Meade needs a building permit for installing windows and doors.

Motion made by Neil Connelly and seconded by Mary Kless to adjourn the meeting at 8:25p.m.

Chairman Allein	Voted Yes
Vice-Chair Parzynski	Voted Yes
Richard Bulman	Voted Yes
Neil Connelly	Voted Yes
Mary Kless	Voted Yes

Motion carried.

Respectfully submitted,



Cynthia A. Maciejewski
Secretary to the Planning Commission