

SPECIAL 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

Excused: None

Meeting called to order at 7:00p.m. by Chairman Allein in the Assembly Room of the Lancaster Municipal Building, 5423 Broadway, Lancaster, New York.

Member Connelly led the Pledge of Allegiance.

Joe Abati presented the Change in Use for his daughter, Jena Abati who was teaching her music students tonight. Ms. Abati is the founder of the Music Academy of Western New York. She graduated from Canisius College and went on for her Masters degree. Ms. Abati is an opera singer in six languages and won Best New Business. She teaches students in private lessons and has three other teachers who do the same. There is a show choir of approximately 20 students and a summer camp that prepares for a summer musical. The large performances are off site. This is a site of constant activity and while the students learn, the parents shop and drink on W. Main Street. The hours of operation are generally during the week, 3-9p.m. and Saturday mornings. This special meeting was called due to Ms. Abati's tight time schedule. If work could not begin by June 19th, Ms. Abati would vacate 11 W. Main Street.

Fire Code-Based on the new dimensions of the academy there is a potential to have 266 people standing, with chairs-192 and with tables and chairs -96. The maximum people currently in the academy is 40 according to Mr. Abati. The corridor in the back does lead to Lilly Belle Meads. All of the tenants exit out through the two egress doors on W. Main Street. Matt Fischione, CEO does need to speak to the architect regarding the exit conveyance. According to NYSB&F code, capacity over 300 would trigger a sprinkler system or other possibilities such as sectioning off an area, firewalls or exits. The room we are meeting in measures 1824sqft and could hold 364 standing which is higher than what the capacity sign on the wall states. This is due to the changes in the supplemental code which is in effect. An alarm and CO detector are required. The door into the assembly space needs the sign changed to the other side of the door. The door from the common hallway must swing outward. Egress doors in the hallway with the proper hardware are required.

Design drawings-The plans presented show one large wall and two adjacent walls being removed to enlarge the academy. Matt has some items to address with Mark Dean in regard to the NYS supplement.

Garbage pickup-Totes are used for garbage pick up by Waste Management.

Parking-There is plenty of parking and that is not an issue.

Change in Use-Occupancy-The space is currently a Business Occupancy and needs to change to an Assembly Occupancy.

Motion made by **Richard Bulman** and seconded by **Linda Parzynski** to recommend to the Village Board a Change in Use for the Music Academy of WNY, 11 W. Main Street from Business to Assembly.

Chairman Allein	Abstain
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

Mayor Schroeder has assured Chair Allein that the Village Trustees will approve and sign off on the Change in Use once it was approved by the Planning Commission. Matt Fischione will speak to the architect. The work needs to begin by Tuesday, June 19, 2018. Tommy Sweeney will be taking care of the doors.

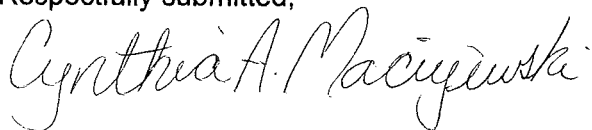
Mr. Abati thanked the Commission from himself and his daughter, Jena.

Motion made by Mary Kless and seconded by Mary Refermat to adjourn the meeting at 7:24p.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