

**MEETING MINUTES-PLANNING COMMISSION**

Present: James Allein, Chairman  
Linda Parzynski, Vice-Chairperson  
Mark Grucella  
Neil Connelly  
Mary Refermat (7:04p.m.)  
Mary Kless  
Matt Fischione, Code Enforcement Officer  
Shawn Marshall, Code Enforcement Officer

Excused: Richard Bulman

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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.

Chair Allein led the Pledge of Allegiance and a Moment of Reflection.

Motion made by Linda Parzynski and seconded by Mark Grucella to accept the minutes of the May 17, 2018 and June 14, 2018 Planning Commission meetings.

Chairman Allein	Voted Yes
Vice-Chair Parzynski	Voted Yes
Mark Grucella	Voted Yes
Neil Connelly	Voted Yes
Mary Refermat	Voted Yes
Mary Kless	Voted Yes

**Motion Carried**

Communications

**4 Aurora Street-Airosmith Development Modification**

Sprint Communications will be replacing three antenna and adding three small antennas on the water tower that is owned by the Village of Lancaster. A letter of approval has been submitted by William Cansdale, Superintendent of the Department of Public Works after his review of the documents. All necessary information has been provided for the project. Documents will be kept on file at the Building Department. This project will improve the service and fix issues in the area.

Motion made by James Allein and seconded by Linda Parzynski to recommend approval of the project.

Chairman Allein	Voted Yes
Vice-Chair Parzynski	Voted Yes
Mark Grucella	Voted Yes
Neil Connelly	Voted Yes
Mary Refermat	Voted Yes

Mary Kless  
**Motion Carried**

Voted Yes

**Preliminary Site Plan Review-Wilde Art Garage Addition, 63 Central Avenue, 529 sq ft.** garage addition. Art Lazazzero presented the project which would provide the space needed for a growing business. After four year of business at this location a 23'x23' addition is needed for the sign shop, detailing and new Xpel installer. The addition will have a 12' garage door to accommodate larger vehicles. The drawings submitted are sufficient for an initial review but more drainage details are required. An existing area of blacktop will be excavated for the 5-6" deep concrete and the structure will be 2"x6" construction. Fire rated sheeting will be used as a safety measure for the neighboring home. The roof will be singled to match the existing building. Parking currently consists of three spaces in front and two where the addition will be located. One space is needed for the apartment tenant and Art does not have any employees. The building is not owned by Art but he is investing his own money for the addition. Wilde Art has been in business for 23 years. The garage will be used mostly during the summer but will be heated. Customers generally leave their vehicles and do not wait for it. No ventilation is needed for the services provided by Wilde Art. No extra garbage will be generated. Snow storage is an issue to be addressed along with drainage and parking. It was suggested that a design professional be used for the drainage. Lighting and signage will be added after a Certificate of Appropriateness is issued.

Motion made by Neil Connelly and seconded by Mary Refermat to table the project until the July 19, 2018, Planning Commission meeting.

Chairman Allein	Voted Yes
Vice-Chair Parzynski	Voted Yes
Mark Grucella	Voted Yes
Neil Connelly	Voted Yes
Mary Refermat	Voted Yes
Mary Kless	Voted Yes

**Motion Carried.**

**Change in Use- Pro Tech Precision LLC, 11 St. Joseph Street.** Operating a machine and fabrication shop. Joshua Sears and Chris Jakubczak have been operating for one year in a 7,500sq ft space. "F" occupancy from a vacant building is requested for the fabricating. Scrap metal is stored outside of the building making it accessible for the cutting and welding that is done on site. Pro Tech has fallen into a niche that allows them to be sublet by Siebel and ship the completed materials down state. The fact that Siebel has Pro Tech do their work shows the quality of their workmanship. Three people are currently working in the business. It is hard to hire employees because of the lack of tradesmen. It is commendable that they two men are doing this work. Screening of the manufacturing and the materials is a concern. Dust generated by the tractor trailers coming in is also a concern. Joseph Prybylski, owner of 11 St. Joseph Street was in attendance and a site plan would be necessary for lot improvements and the changing of the fence. Adding millings to the parking lot could eliminate some dust as a

short term plan. Tina Volpe of 18 St. Joseph Street did have concerns about the dust and screening.

Motion made by Mark Grucella and seconded by Linda Parzynski to recommend to the Village Board a Change in Use for Pro Tech Precision LLC from a vacant building to an "F" occupancy.

Chairman Allein	Voted Yes
Vice-Chair Parzynski	Voted Yes
Mark Grucella	Voted Yes
Neil Connelly	Voted Yes
Mary Refermat	Voted Yes
Mary Kless	Voted Yes

**Motion Carried.**

**Preliminary Site Plan Review-205 Central Avenue.** Fire damage reconstruction of building and modifications. John Latella and Charlie Kohorst presented the plans for the fire damaged building. The second floor will have three apartments which will all have private entrances. A deck will come off of the second story and provide cover for the patio below. Parking spaces for the tenants will be on the Newell Avenue side. Three handicap parking spaces are provided. The rock wall is fire retardant and will assist with noise between the restaurant and the apartments. A stairwell will be at the north east corner of the building for apartment access. Fire escape is provided by windows and exits. The upscale interior changes will be carried through to the exterior. No changes will be made to the exterior grade and three DI's are provided. Protection to the pillars should be provided as designed by a professional. Lighting will be provided over each entry door and in the soffits. The existing lighting will remain. A variance has been applied for the sign and there will be a matching sign at Pearl Street. The dumpster and shed are staying as is.

Motion made by Mary Refermat and seconded by Neil Connelly to recommend to the Village Board a Change in Use and Site Plan approval for 205 Central Avenue.

Chairman Allein	Abstain
Vice-Chair Parzynski	Voted Yes
Mark Grucella	Voted Yes
Neil Connelly	Voted Yes
Mary Refermat	Voted Yes
Mary Kless	Voted Yes

**Motion Carried**

**Site Plan Review- The Yelling Goat, 205 Central Avenue.** Modified patio tabled from the May 17, 2018 Planning Commission meeting. The patio will be fenced in with one entrance for wheelchair use. The area will not be in the right of way and ends 5' before the sidewalk. There is an existing Outside Dining Special Use Permit. The planters are no longer there and the door to the apartments has been relocated.

Motion made by Mary Refermat and seconded by Neil Connelly to recommend approval of the Site Plan for a larger outside dining area.

Chairman Allein	Voted Yes
Vice-Chair Parzynski	Voted Yes
Mark Grucella	Voted Yes
Neil Connelly	Voted Yes
Mary Refermat	Voted Yes
Mary Kless	Voted Yes

**Motion Carried.**

NYSEG will be scheduled for the July 19, 2018 meeting.

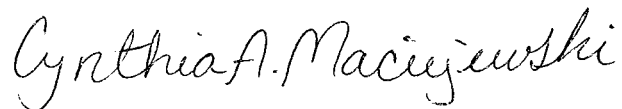
Site Plan packet review will be rescheduled to the July 19, 2018 meeting.

Motion made by Mary Refermat and seconded by Neil Connelly to adjourn the meeting at 8:34p.m.

Chairman Allein	Voted Yes
Vice-Chair Parzynski	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