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SPECIAL MEETING MINUTES-PLANNING COMMISSION

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Present: James Allein, Chairman  
Linda Parzynski-Vice Chairperson  
Robert Deutschlander  
Richard Bulman  
Neil Connelly  
Mary Kless(Alternate)(7:02)

Excused: Mark Grucella  
Mary Refermat  
Michelle Czech  
Jeffrey H. Simme

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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.

Robert Dimmig led the Pledge of Allegiance.

Motion made by **Richard Bulman** and seconded by **Linda Parzynski** to accept the minutes from the March 19, 2015 Planning Commission meeting.

Chairman Allein	Voted Yes
Vice-Chairperson Parzynski	Voted Yes
Member Deutschlander	Voted Yes
Member Bulman	Voted Yes
Member Connelly	Voted Yes

**Motion Carried**

**Special Use Permit and Site Plan Review for 99 Brick Oven Bar & Grille**

Chairman Allein read the meeting notice and explained the ZBA approval for 40 seated patrons and extended hours of use for the outdoor dining. The outdoor dining will be a 13'x50' area on the north side of the building that currently is used for 2 handicapped parking spaces. The two spaces will be relocated to the rear of the building where there is a handicap accessible door. The question was raised as to if there was enough parking as per code. There is a possibility that additional property will be purchased for additional parking and another means of egress. The improvements will include an awning, railing enclosure and concrete planters, each planter weighing 1720 lbs. All of this will be removed during the winter months. Heaters may be used to extend the season. The average age of the cliental is 30 and up and includes mostly families. A hearing for the Special Use Permit will be the next step of approval. The need for a building

permit and when it can be issued will be looked into. The financial guarantee of a bond is a possibility if required by the Village Board. Mr. Dischner stated that he has not met any opposition from the neighbors on this project. The Special Use Permit is renewed annually so if there were problems this year it may not be renewed next year.

Motion made by Richard Bulman and seconded by Neil Connelly to recommend approval of the Special Use Permit and Site Plan for the 99 Brick Oven Bar & Grille with the following two conditions:

1. No Performance bond of up to \$10,000. Will be required
2. Parking spaces must meet code and are to remain perpendicular along north property line until egress to the west on Garfield Street is available

Chairman Allein	Voted Yes
Vice-Chairperson Parzynski	Voted No
Member Deutschlander	Voted Yes
Member Bulman	Voted Yes
Member Connelly	Voted Yes
Member Kless	Alternate

**Motion Carried(4-1)**

Mark Martzolf was given the opportunity to address the board at which time he questioned the timing of the meeting. Specifically noting that the agenda and notice distributed showed the review of the Special Use Permit and Site Plan for 99 Brick Oven Bar & Grille being 7:15pm. When Mr. Martzolf entered the council chambers at approximately 7:08pm the Commission had already started discussing the project. Procedures were questioned and changes will be made.

The Yelling Goat will be coming in front of the Commission for a Special Use Permit and Site Plan approval for Outdoor Dining. An onsite visit will occur on Saturday, May 16<sup>th</sup> @ 1pm. Questions can be asked but not discussed.

Bob Dimmig spoke of the progress being made on the RFP. A slight revision will be made showing the current debt and then it will be released tentatively on May 7<sup>th</sup>. Next step would be to have developers comment on the RFP. No current action is needed by the Planning Commission. Several interested developers have come forward and there is a good buzz about the project. One and one contact will be made with potential developers. The CDC is negotiating for \$125,000. for a new roof. Once a new roof is on, new tenants will be sought.

The next meeting of the Planning Commission is scheduled for May 21, 2015.

Motion made by Richard Bulman and seconded by Robert Deutschlander to adjourn the meeting at 8:00p.m.

Chairman Allein	Voted Yes
Vice-Chairperson Parzynski	Voted Yes
Member Deutschlander	Voted Yes
Member Bulman	Voted Yes
Member Connelly	Voted Yes
Member Kless	Alternate

**Motion Carried**

Respectfully submitted,



Cynthia A. Maciejewski

Secretary to the Planning Commission

