
MEETING MINUTES-PLANNING COMMISSION

Present: James Allein, Chairman
Linda Parzynski-Vice Chairperson
Robert Deutschlander
Mark Grucella
Neil Connelly
Mary Kless(Alternate)(7:04)

Excused: Richard Bulman
Mary Refermat
Michelle Czech
Jeffrey H. Simme

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.

Mark Grucella led the Pledge of Allegiance.

Motion made by Linda Parzynski and seconded by Robert Deutschlander to accept the minutes from the April 30, 2015 Planning Commission meeting.

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

Motion Carried

Special Use Permit and Site Plan Review for The Yelling Goat

John Rooney of The Yelling Goat stated that the area to be used will be at the front of the building and to the left of the tenant door. Planters will be moved to enclose the area with a chain near the water disc to allow handicapped patrons easier access. All access will meet ADA and SLA rules. Tables under the existing awning will remain and 4 tables will be added out front to total 30 seated patrons as per variance granted by the Village ZBA. This area will be for seated dining patrons only and done by 10p.m. with no music. A 2' setback from the sidewalk will be maintained. 79 chairs are inside with 130 available parking spaces keeps them within Village code for parking. The Yelling Goat is a restaurant focused on food and liquor sales help augment the business. Marcella Seibel of 200 Central Avenue was in attendance and did ask some questions of the proprietor. The outdoor dining will operate until 10pm and at this time

there is no plan to extend the hours. The Yelling Goat is operated along with two other businesses by himself and his partner and is not a chain. With the existing window and street lighting the use of table lamps is possible. This additional seating will not be intrusive to the neighborhood but give patrons the option of outdoor dining. Existing plantings and sign will remain. 2 umbrellas and overhang may be added. Street noise will be a concern. A Take Out parking spot was recommended.

Motion made by Robert Deutschlander and seconded by Neil Connelly to recommend approval of the Special Use Permit and Site Plan for The Yelling Goat

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

Motion Carried

The GBP dumpster enclosure was discussed and a permit has been issued. Project is to be completed by May 31, 2015.

The RFP went out two weeks ago and Bob Dimmig is following up on interested parties. Bob Fink did an article for Business First on the W. Main Street project. CDC has been approved for the loan to repair roof but is still waiting for paperwork. IDA loans are shown in RFP as debt and some funds may be written off.

Tom Ferry may be bringing in a project for the June meeting.


The gas station at the corner of Central and Broadway has been sold and will be a new Sunoco station.

Motion made by Neil Connelly and seconded by Linda Parzynski to adjourn the meeting at 7:55p.m.

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

Motion Carried

Respectfully submitted,

A handwritten signature in black ink that reads "Cynthia A. Maciejewski". The signature is written in a cursive style with a large initial 'C' and 'M'.

Cynthia A. Maciejewski

Secretary to the Planning Commission

