

**VILLAGE OF LANCASTER**  
**MEETING MINUTES-PLANNING COMMISSION**

**JULY 19, 2018**

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

Excused: None

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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.

**Correspondence**

Member Refermat requested a copy of the Planning Commission job description and the members would like an updated training hours report.

The Town government magazine is not being received by the members. Member Connelly will reach out to his contact again.

Motion made by Mary Refermat and seconded by Neil Connelly to accept the minutes of the June 21, 2018 Planning Commission meetings with the correction of the word shingled under Wilde Art.

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**

**Change In Use**-186 Central Avenue, Existing two story house converted into a two family home from an existing single family home. Mahabub Rahman and Ummey Rahman presented the plan showing the conversion of the single family into a two family dwelling. There is very little living space in comparison to the number of bedrooms. The applicants feel that since the bedroom walls are up, that they will keep them up but use the rooms for various uses. Renovations to the dwelling are on hold until approvals are given. Cleaning of the building has

been done. No comment letter has been received from the Fire Chief regarding this project. A fire escape is not needed for this project. The number of occupants in each unit is based on square footage. Parking is provided but may need to be reconfigured to make it easier for the tenants. Ample space is in the rear yard for parking. The 10' parking setback will be researched.

Motion made by Richard Bulman and seconded by Neil Connelly to recommend approval of the Change In Use from a single family to a two family dwelling.

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**

**Site Plan Review**-NYSEG Lancaster Operation & Maintenance Facility, 150 Erie Street. Install a new fueling station, a new electrical generator, and 187 linear feet of new gas main at the existing NYSEG Operation & Maintenance Facility. Don Hoefler presented the plan which will improve upon the day to day operation facility responsible for emergency repair and power outage staging. The generator will be installed centered and to the rear of the building for use during power outages. There is currently a small leak at the underground diesel tank. The 10,000 and 500 gallon tanks will be replaced with a 6,000 gallon tank in the same general area. Soil around the tanks will be removed. Member Grucella did state that he works for National Grid and will abstain from the vote. The new construction will be installed and then the old will be abandoned, so that there will not be an interruption in service. The age of the current tanks was not know. The spill containment adjacent to Spring Creek and then Plumb Bottom Creek needs to be updated with the installation of the new above ground tank. The current leak is minimal and the DEC is aware of it. Resident Alan Turcotte of 163 Erie Street asked the time frame of the project. The project will be conducted after approval are given and in conjunction with the supervision of the DEC. The only visible disturbance is on Vandenberg and the generator will not be visible from Erie Street.

Motion made by Richard Bulman and seconded by Linda Parzynski to recommend the Site Plan Approval for the NYSEG Lancaster Operation & Maintenance Facility, 150 Erie Street.

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

**Motion Carried.**

Motion made by Neil Connelly and seconded by Mary Refermat to recommend a Negative Declaration on the SEQR review.

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

**Motion Carried.**

**Site Plan Review-Wilde Art Garage Addition, 63 Central Avenue, 529 sq ft. garage addition.** Art Lazazzero presented the 23'x23' addition with parking lot plan. Spaces must meet code for size including the loading/unloading area for the handicap space. 5-7 spaces have been added and it was clarified that the parking indoors is more than enough to accommodate the customer vehicles. Snow will not be stacked on the property but removed by a local snow removal company. Drainage flows to Central Avenue. Downspouts will be added to the garage and flow in the same direction. The lot is pitched toward Central Avenue. The new downspouts will have splash guards and do not go underground. No lift will be in the building. Ceramic coating is applied by hand and is not sprayed on.

Motion made by Linda Parzynski and seconded by Mary Refermat to recommend approval of the Wilde Art garage addition site plan.

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.**

Motion made by Linda Parzynski and seconded by Richard Bulman to recommend a Negative Declaration on the SEQR review with the change of the word "impervious" under critical area in community.

Chair 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.**

**Site Plan Review-Lilly Belle Meads, 11 West Main Street.** Chair Allein turned the meeting over to Vice-Chair Parzynski because of his position with the CDC. Vice-Chair Parzynski led the discussion with owner, Joseph Marshall. Mr. Marshall has temporarily installed a fence on CDC property to allow customers to go outside and enjoy his products. The fence does have a thirty day approval from the Village Board. The twenty day notice of Site Plan review was forgiven by Chair Allein. Once approvals are given the fence will be installed in a more permanent manner but will be removed during the winter months for snow removal. The fence is 53" from the building and not on the Village Right of Way. The fence has received a Certificate of Appropriateness. The fence was installed during the 4th of July festivities and worked quite well. The SLA has been notified and 12 bar stools are outside of the building. You are not able to exit the fenced area. The positive impact on the business was felt immediately. Food will be added to the business and the meads were explained. Plastic may be found to be safer to use for outdoor customers. No smoking is allowed.

Motion made by Mary Refermat and seconded by Neil Connelly to recommend to the Site Plan approval for the fence at Lilly Belle Meads.

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.**

#### Site Plan Packet Review

Changes to the packet and a review of the forms was discussed. Updated packets will be distributed for the August meeting for further discussion. The documents will need to be reviewed by Village Attorney Art Herdzik and a public hearing will be conducted for any code changes.

There are no Village codes currently governing solar panels. Protection is needed for the village in regard to solar farms and solar panel installs in the historic district.

Motion made by Mary Refermat and seconded by Neil Connelly to adjourn the meeting at 8:44p.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*

Cynthia A. Maciejewski  
Secretary to the Planning Commission

