

VILLAGE OF LANCASTER
MEETING MINUTES-PLANNING COMMISSION

JANUARY 17, 2019

Present: James Allein, Chairman
Linda Parzynski, Vice-Chairperson
Richard Bulman
Neil Connelly
Matt Fischione, Code Enforcement Officer
Arthur Herdzik, Village Attorney

Excused: Mark Grucella
Mary Refermat
Shawn Marshall, Code Enforcement Officer

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

Vice-Chair Parzynski led the Pledge of Allegiance and a Moment of Reflection.

Motion made by Richard Bulman and seconded by Linda Parzynski to accept the minutes of the November 15, 2018 Planning Commission meeting.

Chairman Allein	Voted Yes
Linda Parzynski	Voted Yes
Richard Bulman	Voted Yes
Neil Connelly	Voted Yes

Motion Carried

Local law was adopted to change the order of appearance for matters in front of the Historic Preservation Commission and the Planning Commission.

Site Plan Review-39/41 Central Avenue, Joe Ligammare presented his plan to renovate the second floor of his newly acquired building by bringing up to code the two existing apartments. He will be bringing the plumbing and electrical up to code and removing the old plaster and lathe. A demo permit has been issued and there will be no structural changes. The subfloor needs to be leveled out and there are leaks in the roof that are being repaired. The stairway is existing and will meet the fire rating. No exterior changes but one broken window will be repaired. The replacement windows will match those used by the Severyn Brothers on their building. Exterior items will now go to the Historic Preservation Commission for approval including fence, rooftop patio and dumpster. Once the second floor is renovated, the next project will be the first floor and the removal of trees that interfere with utilities. There is a lot of history in this building, including the Black Rock Savings Bank and the safe is still inside. The property was neglected and due to the need for redevelopment the project needed to come before the Planning Commission. The plan for the first floor is retail, second floor are the

apartments and parking spaces and dumpster enclosure will be provided. This restoration is being done right and is part of the Village's revitalization.

Motion made by Richard Bulman and seconded by Neil Connelly to recommend approval to the Village Board with the following conditions:

1. Dumpster with enclosure
2. 17 parking spaces will be provided

Chairman Allein	Voted Yes
Linda Parzynski	Voted Yes
Richard Bulman	Voted Yes
Neil Connelly	Voted Yes

Motion Carried.

Review of the updated Site Plan/Change in Use Packet

Art Herdzik, Village Attorney provided suggestions to the packet. The Commission agreed with the changes and they will be incorporated by the February meeting for review.

Motion made by Linda Parzynski and seconded by Neil Connelly to adjourn the meeting at 7:47p.m.

Chairman Allein	Voted Yes
Linda Parzynski	Voted Yes
Richard Bulman	Voted Yes
Neil Connelly	Voted Yes

Motion carried.

Respectfully submitted,



Cynthia A. Maciejewski
Secretary to the Planning Commission