

VILLAGE OF LANCASTER
MEETING MINUTES-PLANNING COMMISSION

MARCH 21, 2019

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

Excused: Mark Grucella
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.

Tom Sweeney led the Pledge of Allegiance.

Motion made by **Richard Bulman** and seconded by **Linda Parzynski** to accept the minutes of the February 21, 2019 Planning Commission meeting.

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

Motion Carried

Communications

Email received from Shawn Marshall, CEO regarding Richmond Avenue/Hadsall Park Improvements.

New Member Directory was distributed.

Email received from Member Mark Grucella regarding his resignation from the Planning Commission.

Chair Allein will be attending the 5G micro cell training on 3/22/19 in Clarence.

Site Plan Review-9 Clark Street, Demo of 18' x 20' Garage.

Ed Shanahan of Atlantic Garages presented the project that will remove the garage and leave the slab intact. All debris will be removed and there was no asbestos found on the garage. Asbestos survey will be submitted for the building permit. The slab on grade will be used as a parking area.

Public input-Charles Russler of 28 School Street was concerned about the rodents in the building at 8 Clark Street. Rodent abatement will be done at 9 Clark Street before the removal of the garage.

Motion made by **Richard Bulman** and seconded by **Linda Parzynski** to recommend approval to the Village Board with the following conditions:

1. Rodent abatement
2. Remove Debris
3. Grade to slab level

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

Motion Carried.

Site Plan Review-Richmond Avenue, Hadsall Park Improvements, located at Richmond and Second Avenue. Shelter, parking, landscaping and misc. site improvements. Donald Gallo of Donald Gallo Consulting Engineer, PC presented the site that will be improved by using \$82,000. of grant money. The materials will be purchased and the site work will be done by Village DPW staff. A 12' x 20' metal shelter will be erected on a concrete slab, 4 parking spaces will be provided with sidewalk and a bike pad. Grade will be established during the process. Trees and screening will be added as needed. Ballards will be installed as protection to each parking space and the correct handicap symbol used for the designated parking space. SEQR was already conducted for this project. No additional use of water or public utilities as noted on the EAF submitted. Parking requirements are unique for a public park and foot traffic is predominant. An as built topography will be submitted at the end of the project. The project will adjust based on the available funds. Tammy Krupa of 45 Richmond Ave commented on the traffic generated by the park and the parking situation. Additional designated parking spaces to the south will help the situation. No parking on Second Ave. from the corner to Richmond Ave. will be reviewed. An additional stop sign on Richmond Ave. may help slow down traffic. An old chain link fence is in need of replacement. Resident at 46 Second Avenue states that it is the Village's fence and not his. Ownership of the fence will need to be verified and replacement if it is the Village's will depend on funds available. DPW Superintendent William Cansdale will meet with residents and evaluate the site regarding the fence and no parking area.

Motion made by **Mary Refermat** and seconded by **Linda Parzynski** to accept the Site Plan as proposed with the following conditions:

1. Three additional parking spaces to the south of the original four
2. No parking on the street to satisfy homeowners to be determined by the homeowners and Bill Cansdale.
3. Ballard in front of each parking space for safety
4. Ownership of fence to be determined

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

Motion Carried

No redo of SEQR review.

Site Plan Review-Lilly Belle Meads Expansion/TIL Brewing, 11 West Main Street. Adding adjacent space in building to house additional fermentation tanks for mead production/distribution as well as a 35 BBL electric brewery for production of beer for on-site consumption/sale. Joe Marshall presented the plan which includes installing a 7' bar sliding door, all new electrical work and a walk in cooler. No conflict with other tenants has been noted by the State Liquor Authority. No additional seating will be added. Tom Sweeney has done a full review and has no concerns. Joe discussed hours of operation and has done a great job with the business. No plan at this time to extend the patio.

Motion made by Linda Parzynski and seconded by Mary Refermat to approve the site plan as presented.

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

Motion Carried.

W. Main Street - The Empire State Development will act as lead agency on the Main Street extension form. The Planning Commission will be interested agency and the Planning Commission is to have full input. Linda Parzynski discussed the feed-back that she has heard regarding the round-about which are negative and the area is very tight. NFTA concerns and senior safety are included in this becoming an issue. The timing of the signals need to be adjusted.

Review of the updated Site Plan/Change in Use Packet Packet will be revised and discussed at a future meeting.

Chair Allein closed the meeting remembering Bob Deutschlander as being a man who stuck up for small business owners and was fair in his decision making. Discussion on the Urban Renewal and his involvement and persuasive power and involvement in the community. Bob always brought candy to the meetings and for so many other reasons our community is grateful for him and will miss him. The meeting was closed in Robert Deutschlanders memory .

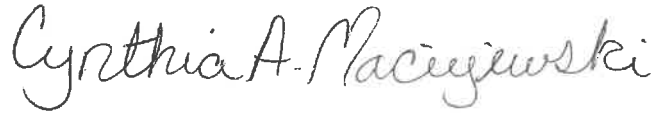
Motion made by Chair Allein and seconded by Mary Refermat to adjourn the meeting at 8:26p.m.

Chairman Allein
Linda Parzynski
Richard Bulman
Neil Connelly

Voted Yes
Voted Yes
Voted Yes
Voted Yes

Motion carried.

Respectfully submitted,

A handwritten signature in cursive script that reads "Cynthia A. Maciejewski".

Cynthia A. Maciejewski
Secretary to the Planning Commission