

VILLAGE OF LANCASTER
MEETING MINUTES-PLANNING COMMISSION

APRIL 18, 2019

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

Excused: Mary Refermat
Shawn Marshall, Code Enforcement Officer

Absent: Shannon McNichol

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.

Cynthia Maciejewski led the Pledge of Allegiance.

Motion made by **Neil Connelly** and seconded by **Linda Parzynski** to accept the minutes of the March 21, 2019 Planning Commission meeting.

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

Motion Carried

Communications

Genesee/Finger Lakes Regional Planning Council will meet on May 17, 2019 for a training session in Pittsford, NY.

Preliminary Site Plan Review-Sunoco Minimart Expansion, 5424 Broadway. 713 sq. ft. addition for the purpose of a minimart. Dave Reilly presented the plan which does not add to the footprint of the building. The area under the canopy will be enclosed to provide additional space for the minimart and a unisex bathroom. There are 19 parking spaces available and the pumps are not affected by the addition. This project will need approval from the Historic Preservation Commission. The use of glass will need to be reworked to make the project work more cohesively with the historic look. The amount of advertising on the glass will be limited. It was suggested that all involved review the HPC guidelines for some options.

Motion made by **Neil Connelly** and seconded by **Linda Parzynski** to table the project noting the concern of the exterior appearance until the May 16, 2019 Planning Commission meeting. The applicant will be in front of the HPC on May 8, 2019.

Chairman Allein	Voted Yes
Linda Parzynski	Voted Yes

Richard Bulman Voted Yes
Neil Connelly Voted Yes

Motion Carried.

Preliminary Site Plan Review-Wendel Loecher Funeral Home, 27 Aurora Street. 700 sq. ft. single story framed addition for use as a viewing room expansion. Dave Reilly presented the addition which will not take away any parking spaces. No window will be in the addition. There are 69 existing parking spaces and 23 spaces on a remote lot. All three parcels are in the process of being combined. The addition is to the south side of the building and carries on the flow of the existing building. Signage on the remote lot was discussed. The handicap access at the rear of the building will not be affected. This project is in the Historic Preservation District and will seek approval at their May 8, 2019 meeting.

Motion made by James Allein and seconded by Linda Parzynski to table the project until the May 16, 2019 Planning Commission meeting.

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

Motion Carried

Peliminary Site Plan Review-C&B Distributors, 2400 Commerce Parkway. Erection of a 40' x 80' metal building addition at the rear to match the existing light industrial building type. Included is a two bay loading dock for increased shipping and receiving of product. Thomas Shelberg presented the plans and explained that in 2007 a variance was granted for the side yard setback. The variance does not cover future build outs and additions. This project will need to go back to the Zoning Board of Appeals and because the as built survey showed the existing building closer to the lot line this will go back to the ZBA. Shawn Marshall, CEO submitted comments regarding the shared driveway with Henry Baker and an easement for ingress and egress through that driveway. Wetland location was discussed and the need for it to be mapped. The project will not encroach into the wetlands. More formal drawings of the drainage will be submitted when the project returns to the Planning Commission. There is an existing fire hydrant out front to service the building. Tractor trailers can move through the driveway to service the facility with a new entrance. Wall pack lighting will be added to the exterior for safety and security.

Motion made by Richard Bulman and seconded by Linda Parzynski to table the project the project until the May 16, 2019 Planning Commission meeting with the following conditions:

1. More detailed drainage and stormwater and erosion control drawing and details
2. Pending variance
3. Acknowledge in agreement with concept plan

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

Motion Carried.

Motion made by Linda Parzynski and seconded by Richard Bulman to accept the Village of Lancaster Site Plan Review/ Change in Use Packet.

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

Motion carried

Other items discussed

Tom Sweeney discussed RFP to be completed. 716 Dance Studio and possible Lancaster Brew are possible future tenants. Plans for West Main St. were presented at the Lancaster Senior Center and had a very favorable response. Questions and details to be worked on include Save-A Lot, 4th of July celebrations, roundabouts, and crosswalks for safety of residents at the Towers.

Pallet Cafe is looking to relocate to a home next to the Green Buffalo Pub on Lake Avenue but the property is not properly zoned. Their process would start at the Planning Commission and then through a rezone but a use variance is not possible.

Motion made by Linda Parzynski and seconded by Richard Bulman to adjourn the meeting at 7:50p.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

