

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

JULY 18, 2019

Present: James Allein, Chairman
Linda Parzynski, Vice-Chairperson
Neil Connelly, Member
Mary Refermat, Member
Mike Reinhold, Member
Tyler Sojka, Member
Matt Fischione, Code Enforcement Officer

Excused: Richard Bulman, Member
Shawn Marshall, Code Enforcement Officer

Absent: None

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.

Member Sojka led the Pledge of Allegiance.

Motion made by **Mary Refermat** and seconded by **Linda Parzynski** to accept the minutes of the June 20, 2019 Planning Commission meeting.

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| Chairman Allein | Voted Yes |
| Linda Parzynski | Voted Yes |
| Neil Connelly | Voted Yes |
| Mary Refermat | Voted Yes |
| Mike Reinhold | Voted Yes |
| Tyler Sojka | Voted Yes |

Motion Carried

Correspondence

Budget Report for July 2019

Matt Fischione, Code Enforcement Officer comment letters regarding 5259 Broadway & 3573 Walden Avenue.

Training is available on 8/7/19 at the University of Buffalo on Urban Planning for Public Officials.

Site Plan Review-Parking lot storm drainage at 3573 Walden Avenue. Install two catch basins and associated subgrade storm water lines in an existing parking lot, minor surface repairs as needed. Michael Anderson of Abstract Architecture presented the new drainage which will be

installed and the parking lot upgrades. There will be 32 parking spaces which is adequate for the retail and residential proposed uses. This is a type 2 for SEQR review and the document for the apartment compliance will be forwarded. Future signage for the site was discussed and will be submitted when tenants are signed. The flow rate will need to be verified by Bill Cansdale, DPW Superintendent. For the final inspection an updated and as built survey with grading will need to be submitted.

Motion made by Tyler Sojka and seconded by Neil Connelly to recommend approval of the Site Plan to the Village Board with one condition:

- Approval of flow rate by Bill Cansdale, DPW Superintendent

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| Chairman Allein | Voted Yes |
| Linda Parzynski | Voted Yes |
| Neil Connelly | Voted Yes |
| Mary Refermat | Voted Yes |
| Mike Reinhold | Voted Yes |
| Tyler Sojka | Voted Yes |

Motion carried

Site Plan Review-Six Friends Cabernet at 5259 Broadway and 29 Bowen Avenue will be a wine tasting room and cafe. Kimberly Lorenz and Anthony Martino presented their plan to convert the former Dutch Mill. The vacant building holds fond memories for the owners and their vision is to create a wine tasting room which will feature wines from the three major wine regions in New York State and local wineries. The cafe will serve coffee, desserts and have a light menu.

The parking lot and storm drainage are in good shape. The exterior of the building needs some work including landscaping. Shielding from the mechanic shop next door and screening of the dumpster are in the plans. Very important is to have a good working relationship with the neighbors. The business will only operate until 10p.m. and music would only be indoors.

The work will be done in phases. The exterior facade will be updated and the sidewalk will be moved and replaced to avoid hazards. A rear entrance will be added to better accommodate patrons, along with an ADA accessible bathroom. An office will be added to the rear of the building. A missing window will be uncovered and replaced with a large etched glass window that has the business logo on it. The two parcels will be combined into one.

Outside dining will be added next year and a Special Use Permit will be applied for. The location of the outside dining would be on the west side toward Stanko Automotive. Use of fences and landscaping and the approval of the State Liquor Authority will be considered. Peter Guarasci of 73 Garfield wanted to be assured that it would not be operated as a bar. Neighbors from 24 Bowen Ave-Greg & Mary Ann Harold had questions about the hours of operation. Mr. Martino explained that this is a place to come to be educated on wines. Hours of the cafe could begin at 2p.m. or earlier and the neighbors were receptive to that.

Motion made by Neil Connelly and seconded by Linda Parzynski to recommend approval of the Site Plan to the Village Board with one condition:

- Special Use Permit will be needed for exterior dining

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|-----------------|-----------|
| Chairman Allein | Voted Yes |
| Linda Parzynski | Voted Yes |
| Neil Connelly | Voted Yes |
| Mary Refermat | Voted Yes |
| Mike Reinhold | Voted Yes |
| Tyler Sojka | Voted Yes |

Motion carried

Discussion on the Budget

The idea of having a screen installed to show design plans was discussed. Joe Ligamarre gave a quote of \$3000.00. A One Drive Service is currently used to upload information. Legislator Brusco may contribute toward the tv/technology service here in the boardroom and the Village would be responsible for repairs of the equipment. The Planning Commission was asked by the Village Board to contribute \$1500. from the Professional Services line item of their budget.

Motion made by Linda Parzynski and seconded by Tyler Sojka to contribute \$1500.00 toward the tv/technology service.

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| Chair Allein | Voted Yes |
| Linda Parzynski | Voted Yes |
| Neil Connelly | Voted Yes |
| Mary Refermat | Voted Yes |
| Mike Reinhold | Voted Yes |
| Tyler Sojka | Voted Yes |

Motion carried.

On 7/25/19 there will be a Public Hearing at 7p.m. regarding the changes to Central Avenue from Pleasant to Walden Avenue.

Wendel will be submitting ideas for the West Main Street extension in the next few weeks. A left turn arrow onto Lake Avenue was suggested and would need to be done by the State DOT. Mike Reinhold discussed the roundabouts and there are four possible companies for the project. Safety is still a major issue.

Motion made by Neil Connelly and seconded by Mary Refermat to adjourn the meeting at 7:52p.m.

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| Chair Allein | Voted Yes |
| Linda Parzynski | Voted Yes |
| Neil Connelly | Voted Yes |
| Mary Refermat | Voted Yes |

Mike Reinhold


Voted Yes

Tyler Sojka

Voted Yes

Motion carried

Respectfully submitted,

A handwritten signature in cursive script that reads "Cynthia A. Maciejewski". The signature is written in black ink and is positioned above the printed name.

Cynthia A. Maciejewski

Secretary to the Planning Commission