

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

**September 19, 2019**

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**Present:** James Allein, Chairman  
Linda Parzynski, Vice-Chairperson  
Richard Bulman, Member  
Neil Connelly, Member  
Mike Reinhold, Member  
Tyler Sojka, Member  
Matt Fischione, Code Enforcement Officer  
Shawn Marshall, Code Enforcement Officer

**Excused:** Mary Refermat, Member

**Absent:** None

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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.

Chair Allein led the Pledge of Allegiance.

Motion made by Neil Connelly and seconded by Mike Reinhold to accept the minutes of the July 18, 2019 Planning Commission meeting.

Chairman Allein	Voted Yes
Linda Parzynski	Voted Yes
Richard Bulman	Voted Yes
Neil Connelly	Voted Yes
Mike Reinhold	Voted Yes
Tyler Sojka	Voted Yes

**Motion carried.**

**Correspondence**

NY Planning Federation Fall Training will be held in Batavia, NY on 9/30/19.

Fall 2019 Regional Local Government Workshop will be held in Batavia, NY on 11/15/19.

**Site Plan Review**-Jacob Howell, 11 Lombardy Street. Demolition and replacement of old, poor condition garage. Replacement garage is for personal use and storage of one vehicle. The garage is in rough shape and needs immediate removal. A new garage will be built in the same location with a variance granted for setbacks. The foundation will be removed and a new one poured for the new garage.

Motion made by Tyler Sojka and seconded by Linda Parzynski to approve the site plan for 11 Lombardy Street as presented.

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

Neil Connelly	Voted Yes
Mike Reinhold	Voted Yes
Tyler Sojka	Voted Yes

**Motion carried.**

**Discussion**-Site plan review for a residential garage or accessory structure.

The code for the Planning Commission to review demolition applications currently, includes any demolition permit issued to a one or two family residence. This includes all sizes of sheds and garages. The review of 11 Lombardy Street cost the applicant 6 weeks of time and the garage was in a condition that posed a hazard. Dwellings, commercial and historic district demolitions should go through a review process by the Planning Commission. There is a definite disconnect when it comes to a homeowner replacing the back yard shed and needing to come in front of the Planning Commission for approval. The original reason for the review by the Planning Commission was to find out the future use of a parcel after a structure was demolished and to make sure there were no hazards or drainage issues left on site. Grading standards are in the code. The building department does have the ability to spell out the details of a demolition permit.

Motion made by **Richard Bulman** and seconded by **Tyler Sojka** to request Arthur Herdzik, Village Attorney review and modify the Village Code accordingly.

Chairman Allein	Voted Yes
Linda Parzynski	Voted Yes
Richard Bulman	Voted Yes
Neil Connelly	Voted Yes
Mike Reinhold	Voted Yes
Tyler Sojka	Voted Yes

**Motion carried.**

Richard Bulman had questions about the design of a bubbler and if there was a bubbler detail available. Discharge of water into the street poses a hazard especially in the cold weather. A pipe or other discharge pieces can pose a hazard in the road right of way, especially as a trip hazard. Shawn Marshall, Code Enforcement Officer will check into the issue at 37 Kelly Court. A blockage or other problem in the system may need to be addressed.

Shawn Marshall discussed 79 Sheldon Avenue, the cell tower company is looking to do replacement work on the tower. They are quoting a federal law and do not want to come back through the process. The Village code clearly states the process that is required of the cell company and the federal law prevents the denial of an application. This may be on for the October meeting.

There was a meeting for the W. Main Street project and the project is moving forward quickly with a deadline for funding looming. The plans should be before the Planning Commission within a few months. The bike path on Central Avenue needs to be put out for bid again and there is grant money available for the path that will include restriping the span from Pleasant Avenue to the County section of Central Avenue.

Roundabouts are still being discussed and consideration for the elderly and their safety is an issue.

Motion made by Neil Connelly and seconded by Richard Bulman to adjourn the meeting at 7:32 p.m.

Chairman Allein Voted Yes

Linda Parzynski Voted Yes

Richard Bulman Voted Yes

Neil Connelly Voted Yes

Mike Reinhold Voted Yes

Tyler Sojka Voted Yes

**Motion carried.**

Respectfully submitted,

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

Cynthia Maciejewski

Secretary to the Planning Commission

