

MEETING MINUTES-PLANNING COMMISSION

- Present: James Allein, Chairman
Linda Parzynski, Vice-Chairperson
Richard Bulman
Neil Connelly
Mike Reinhold
Tyler Sojka
Matt Fischione, Code Enforcement Officer
Shawn Marshall, Code Enforcement Officer (Excused 8:25p.m.)
Art Herdzyk, Village Attorney
William Schroeder, Mayor
Joe Quinn, Village Trustee
- Excused: Mary Refermat

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.

Tyler Sojka led the Pledge of Allegiance.

Motion made by **Neil Connelly** and seconded by **Linda Parzynski** to accept the minutes of the September 19, 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

E-mail from Shawn Marshall, CEO regarding 79 Sheldon Avenue.

E-mail regarding Regional Workshop being held on 11/15/19 in Batavia.

Tonight's agenda has been adjusted and the pole barn for 5200 Broadway was removed.

Site Plan Review-Joe Ligammare, 41 Central Avenue. Rear deck, stairs and fence replacement has been approved by the Historic Preservation Commission and is a good improvement to the exterior. The deck will be a composite material with the newest technology. A building permit will need to be applied for and issued after Village Board approval. The rear lot layout needs parking spaces striped after the dumpster is removed.

Motion made by Tyler Sojka and seconded by Mike Reinhold to recommend approval of the Site Plan to the Village Board.

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.

Site Plan Review-79 Sheldon Avenue, Cell Tower upgrades. Shawn Marshall, CEO explained the project that will remove three antennas and replace with six smaller and lower antenna. There will be no change to the fall zone and FCC requirements are met. This is an equipment upgrade.

Motion made by Richard Bulman and seconded by Linda Parzynski to recommend approval to the Village Board.

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.

A ten minute break was taken at 7:10p.m. and the meeting was reconvened at 7:20p.m. The Historic Preservation Commission was present and had a quorum.

Site Plan Review-W. Main Street Expansion Project. Complete streets project to accommodate vehicles, pedestrians and bicycles by converting W. Main Street to two-way traffic and extending the road through an existing vacant parking lot to a new intersection with Aurora Street. This is a project that has been in the making for 55 years and is the reversal of the Urban Renewal Project. An RFP was put out by the Village of Lancaster to support Smart Growth in conjunction with a Community Grant. The goals of the project are to support a walkable community, restore W. Main Street historically and improve the traffic flow for future development. The site will be ADA compliant and support a mixed use of occupants. The existing street would be reconstructed to accommodate two way traffic and be extended through to Aurora Street. A mini round-about would be added at Aurora Street with a raised concrete center. Parking will be provided on both sides of the road. The sidewalk along W. Main Street is 14-16' wide and 5' included trees, planters and poles. ADA compliance mandates a 5' side sidewalk path which will be concrete. The remaining space will be used for advertising boards, tables, benches, bike racks and planters. New street lights will be installed and existing lights will be refurbished. Utility work will include the tying in of catch basins to Cayuga Creek, new

water lines in the roadway and sanitary work is to be determined along with the coordination of other utilities.

Time frame for the project is for the project to go out for bid in 2020 and construction to begin soon after.

Member Connelly questioned how the roundabouts enhance the walkability of a community. The roundabouts are designed to reduce the conflict points and the traffic counts support this. The traffic counts were requested by Member Sojka and it will be provided.

Member Sojka expressed his frustration over a reminder by a Village Trustee that the Planning Commission is only a recommending body and that the decision of the Site Plan is up to the Village Board. Art Herdzik, Village Attorney expressed the importance of the Planning Commission and stated that each step of the process creates the best project for the community.

Parking currently is insufficient in front of the existing businesses. Customers are not accustomed to parking in the Clark Street parking lot and the lot is in need of repair.

John and Heather Mikoley expressed their concern for the lost parking spaces in front of the Gilded Maple. The project provides 16 spaces compared to the existing 38 spaces. This is a considerable loss of convenient parking. Customers spend an average of 10-15 minutes in the store and want the convenience of parking in front of the shop. Reducing the number of spots available a major concern of the project.

Wider sidewalks are not encouraging customers to frequent these businesses. Maintenance of sidewalks if they were to be painted was a concern of Member Sojka. Painting of concrete would make no sense.

Sheila Ransbottom of Wendel Companies explained the lack of space and the fact that the bicycle traffic is included in the through traffic on the road. Member Reinhold discussed the shared lane and explained the street does not warrant angled parking on both sides and still meet code. There is simply not enough space to continue the diagonal parking on both sides of the road with two way traffic.

This submittal is the foundation of what will come and is segmented to provide the development of the road for future building.

The parking component is missing in this project and has been a problem for quite some time as explained by Allan Kurtzman, owner of the NY Store. Signs limit the time that vehicles can park on W. Main Street but there is no enforcement of the limitations. Appearance of the street can not come before providing parking. Signage for the Clarke Street parking lot needs to be promoted for customers to become accustomed with the idea of parking behind the business that they are visiting which is similar to the East Aurora concept.

Parking and discussion with the retailers are the major issues of the project and need to be addressed.

Richard Bulman discussed the failed Urban Renewal of 1964. The removal of parking spaces is not helpful to the business climate and needs to be addressed.

For someone who enjoy walking or biking into the village, the proposed parking is not an issue to Kayla Chaves.

Tom Sweeney discussed his vision of a walkable community and the importance of the shops and services that are a part of the community.

Member Parzynski expressed her concern for the mini round-about. The round-about is between 150-200' from the traffic signal. The safety of the senior's in the area is of great concern and providing safe passage for them is a priority. Bus transportation has been accommodated in the project.

Matt Fischione, CEO discussed the code requirements for parking. Those requirements will need to be met just like the 17 required for 41 Central Avenue in that site plan. The site build out will be designed to meet the minimum standards. The zoning code needs to be guiding this project.

Drainage of the street and the culverts that lead to Plumb Bottom Creek are designed to prevent flooding.

The Fire Chief Stonebracker is good with the round-about and is not concerned with using it for emergency response with the fire truck.

The project feels to be fast tracked and a public input meeting scheduled for 11/13/19 is after the proposed Village Board vote.

Mayor Schroeder addressed the \$7 million in funding and the need to make this project happen. The board is relying on Wendel's suggestions for the best possible project. Satisfaction of all involved is the goal.

Trustee Quinn explained his background in Urban Planning and the ecosystem created in the project and not only the element of parking. The concern over parking is being heard.

Additional conversation and working together with the merchants seems to be the focus of all involved. Chair Allen was disappointed that more merchants were not in attendance since they are all affected by this project. Member Connelly would like more effort put into showing the options for parking. A plan showing the measurements of the diagonal and parallel parking options would help in the decision making.

The Historic Preservation Commission can vote on the street going in and later vote on the amenities.

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

1. Parking issue to be further explored with alternatives considered, particularly diagonal parking on one side for the full length of W. Main Street
2. Merchants to meet with the Village Board before the Village Board votes.

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.

Motion made by **Chair Allein** and seconded by **Neil Connelly** to adjourn the meeting at 8:55p.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,



Cynthia A. Maciejewski
Secretary to the Planning Commission

