

VILLAGE OF LANCASTER
MEETING MINUTES-PLANNING COMMISSION

November 21, 2019

Present: James Allein, Chairman
Linda Parzynski, Vice-Chairperson
Richard Bulman
Neil Connelly
Mary Refermat
Mike Reinhold
Tyler Sojka
Matt Fischione, Code Enforcement Officer
Shawn Marshall, Code Enforcement Officer (Excused 7:25p.m.
Returned 8:25p.m.)

Excused: N/A

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.

Richard Bulman led the Pledge of Allegiance.

Motion made by Neil Connelly and seconded by Linda Parzynski to accept the minutes of the October 17, 2019 Planning Commission meeting.

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

Motion Carried

Correspondence

Letter from Matt Fischione, CEO regarding 3447 Walden Avenue.

Letter from Matt Fischione, CEO regarding 50 Pearl Street.

Updated directory distributed for review.

Email regarding Winter Webinars and Transportation Grant Opportunity.

Site Plan Review-RMF Printing Technologies, Inc., 50 Pearl Street. Demolition of 6,600 sq ft. building. Michael Metzger, Jack Gunter and Randy Rossin presented the removal of a 6,600 sq ft. building which no longer serves a useful purpose. The building will be removed, and the area filled with asphalt. This will improve the aesthetic appearance of the site. An asbestos survey was conducted and NYS DOL will require a controlled demolition. Roof, floor and piping is

nonfrige. After the asphalt is installed the area will be striped. There will be no changes to the drainage. Currently backsplashes are used to direct the water toward the street drain. There is no change of impervious surface and the water will still be directed toward the street drain. The existing fence will be extended and replaced. Access from Cambria will be granted to emergency personnel. Shawn Marshall, CEO discussed question 20 of the SEQR not noting the hazardous waste and Mr Metzger felt that the item flagged did not need remediation. This is a Type 2 action for SEQR. Topo survey was not provided but will be required at the completion of the project. Drainage intakes do not exist. Water is flowing in the same direction and the pattern is not changing. Gate has a lock chain system to prohibit entry.

Dennis Kuenzi of 36 Newell Avenue questioned the replacement and installation of additional fencing.

Nancy Gorenflo of 91 Banner Avenue questioned the security fence at the end of Pearl Street. Motion made by **Richard Bulman** and seconded by **Neil Connelly** to recommend approval of the Site Plan to the Village Board with the following condition:

1. Access for entry shall be granted to Village of Lancaster emergency personnel by providing a key to the locked gate.
2. An updated survey with grade elevations shall be submitted to the Town of Lancaster

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

Motion Carried.

Site Plan Review-Lucas James, 3447 Walden Avenue-Removal and replacement of garage for three unit rental property. Current garage is dangerous and drains down the driveway into the street. The garage will have a gable roof with two 16'x 8' overhead doors and one man door. Elevations show water sheeting to the rear of the property. Water needs to be calculated by a design professional who will determine the elevation of the garage so that it drains to the street. Water is likely to pond on the neighboring property. To prevent the ponding a swale will be installed along the side property line but water can not be directed across the sidewalk. Richard Bulman stressed the need to determine the building elevation prior to site plan approval.

Motion made by **Tyler Sojka** and seconded by **Neil Connelly** to recommend approval to the Village Board with the following conditions:

1. An updated survey with grade elevations shall be submitted to the Town of Lancaster Building Department upon completion of the project
2. Elevation of the garage will need to be raised according to a design professional
3. Swale needs to be added along the side property line

Chairman Allein	Voted No
Linda Parzynski	Voted Yes
Richard Bulman	Voted No

Neil Connelly	Voted Yes
Mary Reformat	Voted No
Mike Reinhold	Voted No
Tyler Sojka	Voted Yes

Motion Failed.

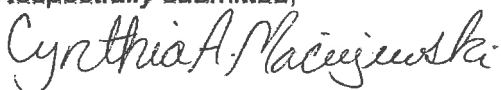
Site Plan Review-W. Main Street Expansion Project. Michael Meyer of Flynn Battaglia, Sheila Ransbottom and Tom Reynolds of Wendel Companies along with Tom Sweeney, owner of Glassco Development presented the building footprints on the north and south sides of W. Main Street. The grade is challenging and creates the need for a 12' retaining wall and also provides the opportunity for underground parking. Tenants of W. Main Street are nervous about the need for parking and phased in building will give a real time look at the needs of the area. By doing this the area will not be over built. Truck deliveries are being discussed, when and where they are allowed. Walkways and alleyways are provided for and can be used for tables and benches. Having W. Main Street as a two way street allows for the road not being blocked in the case of a mid day delivery. The south side lot could be built on if not used as a lot. The creek runs below the project and poses a twist to the design. Parking along W. Pleasant Ave. is a possibility. The buildings will be built for specific tenants and not on spec. Park concept plan along the creek with a trail would be tree lined and ADA compliant. Parking for tenants would be self policed and is in a remote area from the public assess. All of the buildings will be sprinklered and Village fire trucks will have enough room to get to and access buildings in case of an emergency. A budget tested design will be shown next month along with elevations. Tenants are only able to pay so much so the cost of the buildings will need to stay in line with the market value of the rental space. Chairman Allein will allow the notification of the property owners prior to the submittal of the plans to accommodate the timeline needs to be kept for this project. SEQR long form will be submitted and SEQR review will need to be coordinated with the State and DEC for a 30 day response time.

Motion made by Linda Parzynski and seconded by Mary Reformat to adjourn the meeting at 8:55p.m. in memory of Mary Marino and Gene Haas.

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

Motion carried.

Respectfully submitted,



Cynthia A. Maciejewski
Secretary to the Planning Commission

