

VILLAGE OF LANCASTER
MEETING MINUTES-PLANNING COMMISSION

December 19, 2019

Present: James Allein, Chairman
Richard Bulman
Neil Connelly
Mary Refermat
Mike Reinhold
Tyler Sojka
Matt Fischione, Code Enforcement Officer
Arthur Herdzik, Village Attorney
William Cansdale, DPW Superintendent

Excused: Linda Parzynski, Vice-Chairperson
Shawn Marshall, Code Enforcement Officer

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.

Mary Refermat led the Pledge of Allegiance.

Motion made by **Mike Reinhold** and seconded by **Tyler Sojka** to accept the minutes of the November 21, 2019 Planning Commission meeting.

Chairman Allein	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

Local Government Training Opportunities, Winter Webinar & Transportation Grant Opportunity.
Letter from Matt Fischione, CEO regarding Lancaster Village Center, 15-32 W. Main Street.
Letter from Matt Fischione, CEO regarding Cold Storage Building at 5200 Broadway, Village of Lancaster DPW.

Site Plan Review-DPW, 5200 Broadway, 60'x80'x16' cold storage building to store items such as materials and equipment. Some of these items were being stored elsewhere and it was costing the Village rent money so it just made sense to put up this building so that everything can be stored at the DPW. This has been a year long process and the materials are on site to start construction to secure the before mentioned items. This will be an unlisted, type 2 SEQR review. The new building is surrounded by three other buildings on the property. The shell will

be assembled right away and the floor poured in the spring. Floodplain was noted on the SEQR application but the new maps show the area to be undetermined. The area was also noted as archeologically sensitive but the site has been previously disturbed and was not a concern. Motion made by **Richard Bulman** and seconded by **Neil Connelly** to recommend approval of the Site Plan to the Village Board.

Chairman Allein	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. Elevations still show water sheeting to the rear of the property. Water is still going to pond on the neighboring property. Richard Bulman assessed the situation and provided a drawing showing that the drainage problem still will exist. Notes on the survey provided are not acceptable along with data supplied on it. The surveyor is not qualified to provide drainage calculations. Mr. James argued that the water will flow forward and not to the rear or east. The garage was raised 2.5" and Mr. Pagano has supplied several drawings for Mr. James's other projects. Matt Fischione and Lucas James did meet as suggested. Drain tile from the sidewalk back to the garage could be an option to capture the water and keep it away from the neighbors.

Approximately 125' of drain tile was recommended to alleviate the problem. Mr. James felt that this was too expensive and would not go forward with the project if required. The area does not have a planned drainage system and it was questioned if the Planning Commission could make this applicant fix the problem of the area. Motion made by Richard Bulman and seconded by Mary Refermat which was withdrawn and replaced by a motion made by **Tyler Sojka** and seconded by **Neil Connelly** to recommend approval to the Village Board with the following condition:

1. Approval of the village contracted civil engineer, that installing a roof storm gutter system in front of the garage pushing the water forward over the blacktop and sheeting to the eastern swale to alleviate discharge onto neighboring properties.

Chairman Allein	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-Lancaster Village Center, 15-32 W. Main Street Expansion Project.
Michael Meyer and Chris Siisz of Flynn Battaglia, Sheila Ransbottom and Tom Reynolds of

Wendel Companies along with Tom Sweeney, owner of Glassco Development presented the 4 building footprints on the north and south sides of W. Main Street. The buildings will be 3 stories high and provide space for 48 apartments and 12 retail spaces. The new buildings will be built to look historic. New water lines will go in and sewer lines are a possibility. Gas and electric will be brought in from the rear. Sanitary lines will stay and will be tapped into for new development. Timing is important so that the area is not disturbed twice. There will be no sheet flow but will be captured with piping. Park engineering is beginning and will be working in conjunction with this project. The slope of West Main Street will be dealt with and entrances will have a ramp like entrance. Underground parking location is near the floodplain but no development will be in the floodplain itself. A capacity analysis will be conducted to show that the new development will not exceed the capacity of the sewer.

Karen Duck of 15 N. Aurora spoke regarding a sewer smell but is in favor of the project. The two manholes across from the Senior Towers are actually the problem. Elevations of the roadway and roundabout are being reviewed and will take into account the resurfacing of the area. Soil phase 2 environmental is on the SEQR review. Exception parcel should be joined but needs verification. CDC sold multiple parcels to Tom Sweeney and then divided into 5 parcels and surveyed.

SEQR long form was submitted and is a type 1 action. Lead agency will need to be identified as the Village of Lancaster and long form distributed to outside agencies. A 30 day lead time is required for responses to be received from outside agencies. The Historic Preservation Commission review is scheduled for February and variance approval is needed from the Zoning Board of Appeals for parking. Tenants are being signed for the spaces and include a Mexican Restaurant, clothing and ice cream store just to name a few. Parking tabulations will be needed along with the realization that existing businesses do not have the required parking spaces. Garbage removal is being reviewed along with compacting on site. A building may be utilized for garbage storage to prevent smell.

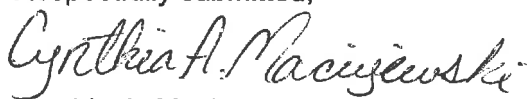
Coordination of the SEQR review will be a joint effort and is a priority.

Motion made by Tyler Sojka and seconded by Mike Reinhold to adjourn the meeting at 9:02p.m.

Chairman Allein	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

