

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

MAY 21, 2020

Present: James Allein, Chairman
Linda Parzynski, Vice-Chairperson
Richard Bulman
Mary Refermat
Mike Reinhold
Tyler Sojka
Elizabeth Reilly-Meegan
Shawn Marshall, Code Enforcement Officer
Matt Fischione, Code Enforcement Officer
Arthur Herdzyk, Village Attorney

Excused: None

Meeting called to order at 7:00 p.m. by Chairman Allein via Zoom.

Chair Allein led the Pledge of Allegiance.

Motion made by **Richard Bulman** and seconded by **Linda Parzynski** to accept the minutes of the February 20, 2020 Planning Commission meeting.

Chairman Allein	Voted Yes
Linda Parzynski	Voted Yes
Richard Bulman	Voted Yes
Mary Refermat	Voted Yes
Mike Reinhold	Voted Yes
Tyler Sojka	Voted Yes
Elizabeth Reilly-Meegan	Voted Yes

Motion Carried

Correspondence

Letter dated 2/26/2020 from Matt Fischione, CEO, regarding 5455 Broadway, Change in Use.

Letter dated 5/12/2020 from Matt Fischione, CEO, regarding 32 Central Avenue, Change in Use.

Letter dated 4/30/2020 from Matt Fischione, CEO, regarding 134 Central Avenue, Change in Use.

Letter dated 4/30/2020 from Matt Fischione, CEO regarding 150 Erie Street, Site Plan Review Local Government Training Series-Solar Projects.

Division of Local Government Series-Webinars from April-June.

Spring 2020 Regional Local Government Workshop-Planning Board Overview.

CHANGE IN USE-5455 BROADWAY-THOMAS & KIM KILIJANSKI

The former Keysa Law Office will be converted into a single family residence. Abstract Architects has drawn up the plans for the conversion and for the building permit. The property does have the space to house a second dwelling. If the second dwelling is to be added, the owners would need to return to the Planning Commission for review. At this time no exterior changes will be made. The property is in the Historic Preservation District and exterior changes would require a Certificate of Appropriateness.

Motion made by Tyler Sojka and seconded by Richard Bulman to recommend approval of the Change in Use at 5455 Broadway, based on single occupancy from business to residential to the Village Board.

- Chairman Allein Voted Yes
- Linda Parzynski Voted Yes
- Richard Bulman Voted Yes
- Mary Refermat Voted Yes
- Mike Reinhold Voted Yes
- Tyler Sojka Voted Yes
- Elizabeth Reilly Meegan Voted Yes

Motion Carried.

CHANGE IN USE-32 CENTRAL AVENUE, JOEL CHIARMONTE & EMILY HASSLER

3-D Comics opened and shut down due to COVID-19. The request in change is from business to mercantile. The hair salon, Plum Bottom Salon has relocated and provided a service and now 3-D Comics is a mercantile classification according to state terminology. Parking requirements and fire separation between office and retail were questioned by Member Reilly-Meegan. No changes will be made to the entrance, fire separation meets code as per Matt Fischione, CEO and restrooms will be shared by tenants and customers. Signage will need Historic Preservation Commission approval.

Motion made by Linda Parzynski and seconded by Tyler Sojka to recommend approval of the Change in Use for 3-D Comics, 32 Central Avenue from business to mercantile.

- Chairman Allein Voted Yes
- Linda Parzynski Voted Yes
- Richard Bulman Voted Yes
- Mary Refermat Voted Yes
- Mike Reinhold Voted Yes
- Tyler Sojka Voted Yes
- Elizabeth Reilly-Meegan Voted Yes

Motion Carried.

CHANGE IN USE-134 CENTRAL AVENUE, JOHN E. WILD

John Wild has owned the property for 23 years and has operated the building as a three unit. During the current sale of the property it was found that the property is recorded as only a

two-unit. Parking spaces are accommodated by providing an access easement from Manitoba. No layout of building provided, Member Reilly-Meegan questioned safety of the building. Matt Fischione stated that no construction was permitted and this was found when a compliance letter was requested. Interior conditions are unknown. Three separate electric and gas meters are located on the building. Periodic fire inspections will need to be made due to being a three unit apartment building. The Change of Use makes this property conforming to code. Fire separation and sprinkler system requirements are not being identified currently. This building was renovated over time and it would be difficult to determine what code applied to the building. This will make the use accurate and ensure that the safety features are in place. It is currently an illegally occupied building. Favorable to approve so that fire inspections can be made. Motion made by Tyler Sojka and seconded by Mary Refermat to recommend the approval of the Change in Use for 134 Central Avenue from a two unit to a three unit apartment building.

Chairman Allein	Voted Yes
Linda Parzynski	Voted Yes
Richard Bulman	Voted Yes
Mary Refermat	Voted Yes
Mike Reinhold	Voted Yes
Tyler Sojka	Voted Yes
Elizabeth Reilly-Meegan	Voted Yes

Motion carried.

SITE PLAN REVIEW-150 ERIE STREET, NYSEG

Ben Virts, BES Permitting Manager presented an overview and timeline of the project. Existing NYSEG Lancaster service center the substation is becoming aged. The Federal Energy Regulation Commission rules have affected the high voltage lines. Reliability of the system standards for natural and man made events have been evaluated. Planning study determined that this substation needed upgrades. Circa 1950, substation to be modernised by replacing the substation and decommissioning the old substation once the new is in place. Service center and maintenance yards will remain on site. First phase is to relocate the storage area and extend the access road, and upgrade the storm water features. The new substation will take over the storage area and include new overhead lines.

Construction to begin June 2021 and completion in April 2023. There are many moving parts to the project. Power does need to be kept in place during construction. Reliable service will be provided at all times.

SEQR long form was submitted and storm water management plan as part of Site Plan submittal. Control houses are on the plan and will require building permits and the fencing will need review by the Zoning Board of Approval. Army Corp of Engineer has been advised of wetland impact. Flight plan impact has been considered in the height of buildings and the facility. Public outreach has been established and is in place.

The next step in this project is coordination of SEQR review, William Cansdale has no issue with Storm Water. Two storm water bio retention features will be located on site. Steve Tanner will receive a full set of plans to review. Lighting is to have perimeter security lighting to illuminate

around the fences dawn to dusk. Work lights are activated as needed in an emergency situation.

Substation is centrally located on the parcel and shielded from the neighbors.

Clarification of fencing height and type, lighting and landscape plan details need to be provided.

Noise type and level to expect were questioned. The noise is a low white noise. New transformers will be an improvement on the noise level. There is no bike path interference.

Screening on the Erie Street side will be further discussed at a future date.

Fire Chief comments are requested regarding the layout and access road.

Current substation gravel site will be used at grade and for parking to store service center poles and wire.

More information of the additional buildings is needed such as the GIS building and control house. Parcels to be combined into one parcel at some point.

Motion made by **Tyler Sojka** and seconded by **Elizabeth Reilly-Meegan** to table the project for additional information as discussed: fire chief approval, building specifications, lighting detail, combining of parcels, landscape plan, fencing details.

Chairman Allein	Voted Yes
Linda Parzynski	Voted Yes
Richard Bulman	Voted Yes
Mary Refermat	Voted Yes
Mike Reinhold	Voted Yes
Tyler Sojka	Voted Yes
Elizabeth Reilly-Meegan	Voted Yes

Motion Carried

SEQR review will be coordinated by the Village of Lancaster as lead agency.

VERIZON WIRELESS LANCASTER WT- 6 ST. MARYS STREET

Shawn Marshall, CEO presented the request for equipment to be changed out on the tower. All requirements have been satisfied. No additional equipment will be added.

Motion made by **Richard Bulman** and seconded by **Mike Reinhold** to recommend approval of the project at 6 St. Mary's Street, Verizon Wireless, to the Lancaster Village Board.

Chairman Allein	Voted Yes
Linda Parzynski	Voted Yes
Richard Bulman	Voted Yes
Mary Refermat	Voted Yes
Mike Reinhold	Voted Yes
Tyler Sojka	Voted Yes
Elizabeth Reilly-Meegan	Voted Yes

Motion carried.

Vice Chairperson Parzynski has decided to step down as Vice-Chair and have a younger member of the Planning Commission learn from Chair Allein and have a plan for the future.

Linda Parzynski nominated Tyler Sojka as Vice-Chair, seconded by **Richard Bulman**.

Chair Allein accepted Linda Parzynski resignation as Vice-Chair with regret.

Chair Allein	Voted Yes
Linda Parzynski	Voted Yes
Richard Bulman	Voted Yes
Mary Refermat	Voted Yes
Mike Reinhold	Voted Yes
Tyler Sojka	Abstain
Elizabeth Reilly-Meegan	Voted Yes

Motion carried.

Virtual Roundabout Meeting will be held via Zoom on Monday, June 1, 2020 @ 6p.m.

Motion made by Richard Bulman and seconded by Tyler Sojka to adjourn the meeting at 8:17p.m.

Chairman Allein	Voted Yes
Tyler Sojka	Voted Yes
Richard Bulman	Voted Yes
Linda Parzynski	Voted Yes
Mary Refermat	Voted Yes
Mike Reinhold	Voted Yes
Elizabeth Reilly-Meegan	Voted Yes

Motion carried.

Respectfully submitted,



Cynthia A. Maciejewski
Secretary to the Planning Commission

