

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

JULY 16, 2020

Present: James Allein, Chairman
Tyler Sojka, Vice-Chairperson
Richard Bulman
Mary Refermat
Mike Reinhold
Matt Fischione, Code Enforcement Officer
Trustee Ruda
Trustee Quinn

Excused: Linda Parzynski
Elizabeth Reilly-Meegan
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.

Vice-Chair Sojka led the Pledge of Allegiance.

Motion made by **Tyler Sojka** and seconded by **Richard Bulman** to accept the minutes of the May 21, 2020 Planning Commission meeting.

Chairman Allein	Voted Yes
Tyler Sojka	Voted Yes
Richard Bulman	Voted Yes
Mary Refermat	Voted Yes
Mike Reinhold	Voted Yes

Motion Carried

Correspondence

Webex Webinar 6/16/20- Walk Through of SEQR.

Webinar 6/18/20- Justice Court Solutions & How to Enhance Transparency in Planning Procedures.

Steve Tanner comment letter to the NYSEG project.

Letter from Chair Allein regarding the round-about survey.

Matt Fischione comment letters on 150 Erie Street & Lancaster Village Center.

Mark Stonebraker, Fire Chief comment letter regarding no impact at NYSEG & W. Main Street projects.

Webinar from Region One Forward 8/20/20 from 1-3 p.m.- Move Complete Streets Forward.

SITE PLAN- NYSEG, 150 ERIE STREET,

Ben Virts presented the additional information for the NYSEG project. The new substation will replace the outdated substation. A new storage yard will be created along with two Stormwater facilities. The access road will be extended and the electrical lines will be relocated. The goal is to begin construction in June of 2021 and complete the project over two years. SEQR review needs to be coordinated. Army Corp. of Engineers will issue a permit for the wetland impact and the DEC a water quality certificate. FAA will need to give clearance for the height of the project. The remaining items to review include: lighting, landscaping and fencing. Additional screening on the Erie Street can be either fencing or vegetative. Screening by vegetative plantings was requested. The fire access roadway must be a minimum of 26' wide and at this time the roadway is less than code. Apparatus specifications also need to be met. Lighting will include security and emergency. All will be down ward and working lighting will only be on as needed. Wetlands are to be mitigated by a donation to Ducks Unlimited. The property does extend to the Depew Lancaster Railroad but the railway will not be utilized by NYSEG. Applicant to return in August with the vegetation plan and to discuss SEQR.

PRELIMINARY SITE PLAN- GLASSCO MANAGEMENT, LLC.- LANCASTER VILLAGE CENTER.

Sutton Architecture has been obtained as the new architecture firm for the project.

Changes include:

- Refined building floor plan layouts, footprints, and facade architecture based on Sutton's design
- Phase 3 design changed from 3 stories to 4 stories
- Refined site layout, grading, drainage and utility services
- Addition of labeling to Building Phases (1-3) on the site plan
- Reconfiguration of parking area for Phase 2 south of W. Main Street
- Omission of SW parking area from the project (transitioning to Village)
- Update site utilities per latest W. Main Street design and coordination with MEP engineer and agencies, (ECWA, etc.)
- Update grading per latest W. Main St. design and on-going coordination with Village Park Project
- Reconfiguration of area outside entrance to Save-A-Lot building

Mark Olmar, Wendel Companies, Tom Reynolds, Civil Engineer and Mike Berger of Sutton Architects presented Tom Sweeney's most recent plan for 15-32 W. Main Street. The SEQR process has been completed with a Negative Declaration issued by the Village Board on March 23, 2020. Coordination of the utilities such as gas and electric have been coordinated and laterals for water and sewer are being coordinated. Refinement of the final design is moving forward with cost in mind. The project has received favorable comments from the Historic Preservation Commission and their thought process is to not make a new building look historical but to make it compliment the actual historical surroundings. Tom Sweeney is hopeful to wrap up the approval process from the Zoning Board of Appeals and the Planning Commission in

August and to begin Phase 1 of construction in October. Technical items need to be addressed with Matt Fischione in a meeting. Comment letter from Matt Fischione items include:

- Proper parcel descriptions should be provided that reflect land swaps, merges or divisions. Applicant comment was for each building to be on it's own parcel.
- Correspondence has not been received for status of Floodplain Development Permit, SWPPP or coordinated SEQR review. DPW Superintendent William Cansdale issues the Floodplain Development Permit and the one permit lasts from start to finish, LOMR route will address base flood elevation.
- Parking analysis could not be completed due to lack of data on the building plans for both proposed and existing occupancies. Tom Sweeney has calculated 309 parking spaces needed for all three phases and 463 spaces are available in the pool of parking spaces. There will be reserved parking for tenants.
- Paving plans, including typical cross sections and profiles have not been provide.
- A landscape plan was not provided. Grant projects have provided the green space and account for the landscape strategy. A submission is required by code.
- Sheet C-200 calls out a dumpster facility at the east side of Phase 2 located within the 100 year floodplain. No other locations are identified for existing and proposed occupancies. The possibility of a compactor and storage building was discussed. Hunt real estate just received a dumpster enclosure permit and its location in the floodplain was discussed how it was allowed. PAC dumpster is not approved and is in violation.
- Site lighting has not been identified. Type of lighting and not necessarily gooseneck lighting is being discussed.
- Building sign locations should specify area limits according to the Village Code, Chapter 350-17 K (4). Additional information is required.

Variances need to be granted by the Zoning Board of Appeals prior to the Planning Commission approval. They include but are not limited to:

- Transparency for upper floors-40% requirement
- Property line restrictions
- Seating limit on a patio
- Parking

Details of the project include:

- Coordination with the Cayuga Park Trail is ongoing
- Greenspace is being added along Pleasant and Aurora Street
- Utility meters will be tucked away from view
- Buildings are ADA compliant
- Colors used on the buildings will vary
- 45' max building height does pose a problem for the penthouse and a tourette
- Courtyards and patios are included
- Patios are public and private
- Signage is code compliant
- Mansard roof component will be used along with lap siding

- Sight lines are kept clean and horizontal banding will be used on the buildings to draw the eye
- Brick veneer, shingles that replicate slate are being used to keep cost down
- Signage on the front of the building could be replicated on the rear also
- Amenities have been built into the project such as benches
- Stair towers, elevator and underground parking are all in the works
- Buildings are all sprinklered
- Lighting on the north driveway will be discussed
- Considering heated sidewalks to ease with the removal of snow
- Relocation of a fire hydrant will be addressed with ECWA and Chief Stonebraker

Motion made by **Chair Allein** and seconded by **Richard Bulman** to table the project until the August Planning Commission meeting. ZBA and HPC approvals required.

Chairman Allein	Voted Yes
Tyler Sojka	Voted Yes
Richard Bulman	Voted Yes
Mary Refermat	Voted Yes
Mike Reinhold	Voted Yes

Motion Carried.

Motion made by **Tyler Sojka** and seconded by **Mary Refermat** to adjourn the meeting at 9:00p.m.

Chairman Allein	Voted Yes
Tyler Sojka	Voted Yes
Richard Bulman	Voted Yes
Mary Refermat	Voted Yes
Mike Reinhold	Voted Yes

Motion carried.

Respectfully submitted,



Cynthia A. Maciejewski
Secretary to the Planning Commission