

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

AUGUST 20, 2020

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

Excused: Mary Refermat

Meeting called to order at 7:00 p.m. by Chairman Allein in the Council Chambers of the Lancaster Municipal Building.

Richard Bulman led the Pledge of Allegiance.

Motion made by **Tyler Sojka** and seconded by **Richard Bulman** to accept the minutes of the July 16, 2020 Planning Commission meeting.

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

Motion Carried

Correspondence

Letter from Chair Allein, dated 7/21/20, regarding public comments on the roundabouts.

Letter from Fire Chief Stonebraker, dated 7/28/20 regarding the need for KNOX boxes on new commercial buildings and apartment complexes.

Letter from Chair Allein, dated 7/30/20, explaining that since the roundabouts are federally funded they do not need Planning Commission review.

SITE PLAN- NYSEG, 150 ERIE STREET

Jerry Leone of LaBelle Associates and Jesus Castro presented the Vegetative Plan and the Summary of the Access Road Design. The project overall will improve reliability and resilience for the additional services needed. Plans are in place for construction of the new substation and decommissioning of the old substation by June of 2021.

The vegetative plan includes trees and shrubs for shielding.

The length of the ladder truck is just under 47' and the access road can accommodate a tractor trailer length of 55'

Motion made by Mike Reinhold and seconded by Linda Parzynski to approve the Site Plan of NYSEG as presented.

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

Motion carried.

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

15-32 W. Main Street. The SEQR process was verified and had been completed with a Negative Declaration issued by the Village Board on March 23, 2020.

Variances have been granted by the Zoning Board of Appeals

- Transparency for upper floors-40% requirement
- Property line restrictions
- Seating limit on a patio
- Parking was approved contingent and is to be readdressed in Phase 3

The Historic Preservation Commission has reviewed the project and has approved Phase 1 pending submission of the drawing PDF's. Signage will be individually approved. Phase 2 needs to be represented for clarity of the south side. Phase 3 has been accepted.

A parking summary has been provided for the project.

Proper parcel descriptions are being provided to reflect land swaps, merges or divisions.

The dumpster location is still to be determined. Moving it out of the floodplain and working toward a community dumpster are being reviewed. A compactor is also being considered.

Stormwater management is provided south of the parking on the south side of W. Main Street and north of the oval for greenspace.

Phase 2 parking lot was adjusted to coordinate with the storm water.

Details of paving include commercial and light duty.

Drawings are becoming more refined to include material on mansard roofs and composite siding.

SWPPP submission is going to the State and will be coordinated with Steve Tanner and William Cansdale.

Glass is being used where the best view can be given and the bridges between the towers provide a great view along with ADA accessibility.

Nothing is provided for on the rooftops but small balconies will come in Phase 2. Snow removal is an ongoing discussion.

There are restrooms to accommodate patrons.

The outdoor patio is split between public and restaurant and provides 107 seats.

Tenants are 80% secured for phases 1 & 2.

Save A Lot is a tenant under contract until 2023.

Motion made by Elizabeth Reilly Meegan and seconded by Richard Bulman to approve the Site Plan for Lancaster Village Center as presented.

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

Motion carried.

Lancaster Roundabouts EAF-Short form EAF has been submitted for review.

Motion made by Chair Allein and seconded by Tyler Sojka to approve the Negative Declaration and name the Village Board as Lead Agency.

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

Motion carried.

Complete street webex was this afternoon and very informative. More One Region Forward webinars are coming up.

Bike lanes have been installed on Central Avenue. This will add to the pedestrian friendly community movement and was suggested to continue up Commerce Parkway to the Heritage Trail. Some confusion over certain markings but people are slowing down and working through it.

The Ladder truck and buses can not navigate the roundabouts and no turning lane is provided.

Motion made by Tyler Sojka and seconded by Mike Reinhold to adjourn the meeting at 8:05p.m.

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

Motion carried.

Respectfully submitted,



Cynthia A. Maciejewski
Secretary to the Planning Commission

