

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

**OCTOBER 15, 2020**

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Present: James Allein, Chairman  
Tyler Sojka, Vice-Chairman  
Richard Bulman  
Linda Parzynski  
Mike Reinhold  
Matt Fischione, Code Enforcement Officer

Excused: Elizabeth Reilly-Meegan  
Shawn Marshall, Code Enforcement Officer

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

Cynthia Maciejewski led the Pledge of Allegiance.

Motion made by **Mike Reinhold** and seconded by **Linda Parzynski** to accept the minutes of the September 17, 2020 Planning Commission meeting.

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

**Motion Carried**

**Correspondence**

Letter dated 9/23/20 from Matt Fischione, CEO, regarding the Site Plan for 11 Embry Place.  
Letter dated 9/29/20 from Matt Fischione, CEO regarding the Change in Use at 3825 Walden Avenue.

Email received 10/5/20 regarding additional Comp. Alliance Virtual Training that is available.  
Email received 10/14/20 from One Region Forward regarding 2020 Training-Smart Floodplains.  
Letter from Chief Stonebraker regarding no issues at 11 Embry Place, 3825 Walden Avenue and and St. Mary's Street.

**SITE PLAN REVIEW-11 Embry Place, All Pro Awning.**

Thomas J. Johnson presented the plan which will demolish a portion of the attached building and erect a new structure. Roger Hoffman is the owner of the property and currently uses a portion of the building for personal storage. The existing foundation will be matched up to the new foundation and will shift the setback so that a variance will not be necessary. The setback will be 6' and comply with code. There will not be customers coming into All Pro Awning but employees will be parking there and leaving in work vehicles. The number of available parking

spaces was questioned and based on square footage, the parking will comply with code. 7,500 sq ft will be rented to All Pro Awning and 2,500 sq ft will be used by Mr. Hoffman. A small dumpster will be located next to the back of the garage or can be rolled into the storage area, which was preferred. Garbage consists of canvas and cardboard. There will be no advertising on the building. If a sign is added, it will be issued a permit.

Motion made by **Michael Reinhold** and seconded by **Richard Bulman** to recommend approval of the Site Plan to the Village Board with two conditions:

1. Building will be located 6' off the property line and reflected on the drawings
2. This is a Type 2 action and SEQR ends at this point

Chair Allein	Voted Yes
Tyler Sojka	Voted Yes
Richard Bulman	Voted Yes
Linda Parzynski	Voted Yes
Mike Reinhold	Voted Yes

**Motion carried.**

#### **CHANGE IN USE- Pallet Services, 3825 Walden Avenue.**

Applicant was not in attendance.

Motion made by **Tyler Sojka** and seconded by **Linda Parzynski** to table the project until the November meeting and to notify the applicant of the meeting date and time.

Chair Allein	Voted Yes
Tyler Sojka	Voted Yes
Richard Bulman	Voted Yes
Linda Parzynski	Voted Yes
Mike Reinhold	Voted Yes

**Motion carried.**

Additional materials have not been submitted for Braun Chiropractic and that is why the project was not scheduled for this meeting.

3825 Walden Avenue, Change in Use is for the Pallet Services building only. The old Babcock Lumber building is used by Orville's for warehousing and the Fire Department has been notified to not enter. The sprinkler and alarm systems do not function in the building. Notifications will be sent.

The Yoga Studio on Central Avenue has moved out and a Women's clothing store has opened.

The Family Video plaza on Broadway is going to be a redevelopment project. Only Zoom Tan is currently in there. Jackson Hewett is looking to occupy space.

The One Region Forward training on Floodplain is very important for everyone to view.

West Main Street is waiting on the gas company to finish up their work, so that the sidewalks can be poured.

The Planning Commission is looking for a full-time and a part-time member and the positions are being advertised.

The bids for Tom Sweeney's project have come in \$1 million over budget and are in part due to the price of wood. Construction has been postponed until Spring 2021.

Motion made by Linda Parzynski and seconded by Tyler Sojka to adjourn the meeting at 7:36p.m.

Chair Allein	Voted Yes
Tyler Sojka	Voted Yes
Richard Bulman	Voted Yes
Linda Parzynski	Voted Yes
Mike Reinhold	Voted Yes

**Motion carried.**

Respectfully submitted,



Cynthia A. Maciejewski

Secretary to the Planning Commission

