

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

NOVEMBER 24, 2020

Present: James Allein, Chairman
Tyler Sojka, Vice-Chairman
Richard Bulman, Member (7:11p.m)
Linda Parzynski, Member
Mike Reinhold, Member
Elizabeth Reilly-Meegan, Member
Matt Fischione, Code Enforcement Officer

Excused: Shawn Marshall, Code Enforcement Officer

Absent: None

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

Motion made by Tyler Sojka and seconded by Elizabeth Reilly-Meegan to accept the minutes of the October 15, 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

Matt Fischione, Code Enforcement Officer, comment letter dated September 29, 2020 regarding 3825 Walden Avenue, Change of Use Application.

Matt Fischione, CEO, comment letter dated October 21, 2020 regarding 5207-5211 Broadway, Change of Use Application.

Matt Fischione, CEO, comment letter dated October 26, 2020 regarding 146 Hinchey Avenue Site Plan Review.

Matt Fischione, CEO, comment letter dated November 13, 2020 regarding 50 St. Mary's Street, Site Plan Review.

November 20, 2020, application from Ryan Carrick for Planning Commission Member.

November 23, 2020, resume from Samuel Miller for Planning Commission Member.

Change of Use- 3825 Walden Avenue, Pallet Services, Inc.

Mike Attea presented the Change of Use application for Pallet Services, Inc. The pole barn located at 3815 Walden Avenue will be used for the servicing and maintenance of trailers. 5-15 trailers will be stored in the parking lot. No improvements are being made to the property. The

Fire Inspector will need to conduct a Fire Safety and Property Maintenance inspection of the property. The weeds on the property are in excess of 10" and a former tenant sign is still displayed at the property, which are code violations. Nutra Blend has an agreement for employees to park at this site. The employee parking needs to be identified along with providing a survey. Chief Stonebraker has supplied a letter of approval for the Change of Use. This is a Type 2 action and SEQR ends at this point.

Motion made by **Elizabeth Reilly-Meegan** and seconded by **Tyler Sojka** to recommend approval of the Change of Use to the Village Board with the following conditions:

- Weeds and landscaping must be maintained
- Former tenant signage must be removed
- Clarification of Nutra Blend employee parking needs to be made
- Survey needs to be submitted
- Lease agreement needs to be submitted

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

Change of Use-Jackson Hewitt, 5207-5211 Broadway

Patrick Gleason presented the plan to occupy the space closest to Key Bank and use it as a tax preparation office. This is properly zoned C-1 Business District and has sufficient parking. Signage will be installed in accordance with the code. This is a Type 2 action and SEQR ends at this point.

Motion made by **Tyler Sojka** and seconded by **Richard Bulman** to recommend approval of the Change of Use to the Village Board.

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

Site Plan Application-146 Hinchey Avenue, Daniel Rinow

Vice-Chair Sojka recused himself from the discussion and vote due to family relationship with the applicant.

Mr. Rinow is proposing a 1,216 sq.ft. addition to an existing accessory structure. The existing 25'x30' canvas building will be removed. The additional space is for personal storage. The

required setbacks are maintained. The Upton parcel is joined to 146 Hinchey Avenue. This is a Type 2 action and SEQR ends at this point.

Motion made by **Richard Bulman** and seconded by **Linda Parzynski** to recommend approval of the Site Plan to the Village Board.

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

Motion carried.

Preliminary Site Plan Review-Braun Chiropractic Office & possible residence

Charles Dahlke, RA of Life by Design presented the rebuilding of Braun Chiropractic which was accessory to the residence. This is a single story building which may change to provide a single residential unit above. A rezoning to R2A from R2 is needed to rebuild the business. This is not spot rezoning but provides a mixed use to a Village property while providing a service to the neighborhood. Certain types of businesses can operate in a neighborhood without a residence and this proved to be one of them. Zoning changes could be beneficial as a mixed use community. Due to a devastating fire, the building was a complete loss and had to be demolished.

Motion made by Elizabeth Reilly-Meegan and seconded by Tyler Sojka to approve a rezone from R-2 to R2A.

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.

This project went before the Zoning Board of Appeals to receive a Use Variance but the request was denied. There are four items missing from the Site Plan application and notification was not made. The applicant can return to the December meeting with a fine tuned design that includes a drainage plan.

Ryan Carrick and Samuel Miller are candidates for the Planning Commission Member and Alternate positions.

Motion made by Chair Allein and seconded by Richard Bulman to recommend Ryan Carrick as a Planning Commission Member and Samuel Miller as a Planning Commission Alternate to the Village Board.

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.


West Main Street will open up to two way traffic and a temporary round-about late tomorrow.

Motion made by Tyler Sojka and seconded by Linda Parzynski to adjourn the meeting at 7:52p.m.

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

Respectfully submitted,



Cynthia A. Maciejewski

Secretary to the Planning Commission