

---

 OFFICIAL MEETING MINUTES-PLANNING COMMISSION
 

---

Present: James Allein, Chairman  
 Linda Parzynski, Vice-Chairperson  
 Robert Deutschlander  
 Richard Bulman  
 Mark Grucella  
 Neil Connelly  
 Mary Refermat  
 Mary Kless(Alternate)  
 Michelle Czech(Alternate)  
 Jeffrey Simme, Code Enforcement Officer

Excused: Jeffrey Stribing, Community Development Director

---

Meeting called to order at 7:00p.m. by Chairman Allein in the Council Chambers of the Lancaster Municipal Building, 5423 Broadway, Lancaster, New York.

Mary Refermat led the Pledge of Allegiance.

Motion made by Neil Connelly and seconded by Linda Parzynski to accept the minutes from the July 19, 2012 Planning Commission meeting.

Chairman Allein	Voted Yes
Vice-Chairperson Parzynski	Voted Yes
Member Deutschlander	Voted Yes
Member Bulman	Voted Yes
Member Grucella	Voted Yes
Member Connelly	Voted Yes
Member Refermat	Voted Yes
Mary Kless	Alternate
Michelle Czech	Alternate

**Motion Carried**

**Correspondence-None**

**Site Plan Review**-AVOX Systems, Inc., 25&27 Walter Winter Drive, Interior and exterior renovations to AVOX Systems plant 2&3 including reducing access to Erie Street, relocation of plant 2 loading dock, new parking for plant 3 and exterior façade designs, presented by Donald E. Aubrecht of FFAE Architects, PC. Major interior alteration will accomplish higher productivity due to being more lean and effective and does not reduce employment. Buildings 2&3 will look

more similar and it is still undecided what to do with the building on the south side of Erie Street. Two Erie Street driveways will be eliminated. All driveways will be two ways. Dock location will improve traffic flow.

Motion made by Robert Deutschlander and seconded by Mary Refermat to recommend the site plan for AVOX Systems Inc. with one condition:

1. Northern parking lot will not be installed at this particular time. Site plan will need to be submitted next year before work is done.

Chairman Allein	Voted Yes
Vice-Chairperson Parzynski	Voted Yes
Member Deutschlander	Voted Yes
Member Bulman	Voted Yes
Member Grucella	Voted Yes
Member Connelly	Voted Yes
Member Refermat	Voted Yes
Mary Kless	Alternate
Michelle Czech	Alternate

**Motion Carried**

Motion made by Neil Connelly and seconded by Richard Bulman to move for acceptance of Negative Declaration on the short form SEQR of AVOX Systems Inc.

Chairman Allein	Voted Yes
Vice-Chairperson Parzynski	Voted Yes
Member Deutschlander	Voted Yes
Member Bulman	Voted Yes
Member Grucella	Voted Yes
Member Connelly	Voted Yes
Member Refermat	Voted Yes
Mary Kless	Alternate
Michelle Czech	Alternate

**Motion Carried**

**Hearing-**173 Court Street, Demolition of single family dwelling owned by Scott Cant of Lancaster Knife. Mr. Cant purchased the property in order to control what it was used for. He began rehabbing it but found it to be cost prohibitive and has decided to take a loss and demo the building. Privacy for the neighbor and the dust problem are items he is willing to work on. A site plan is necessary to show what will happen to the property after the demolition. This property and the neighboring property are MI zoning. Mr & Mrs Bonk concerns are the dust and lack of privacy. The break area for employees is on the north side of the property. A

natural barrier of arborvitaes and juniper 10' from the property line was suggested. Improvement of the parking lot to cut down on dust was also suggested. Mary Refermat along with other members stated their concern that this is not a matter for the Commission to rule on but one for the Village Courts. Terry McCracken and Mark Lubera were suggested to help with a landscape plan. Mr. Cant was willing to do some work but with the cost being shared due to the fact that this is a MI District and has worked to Mr. Bonks' advantage when building a garage. A site plan will be submitted for review and arborvitaes were recommended for some of the vacant land. Chairman Allein stated that the tearing down of the house will be allowed. Mr. Cant will need to return next month with a site plan for review and Chairman Allein will meet with both gentlemen. Richard Bulman clarified that the Bonk house is in M1 zoning and a buffer would not be required by Lancaster Knife. Jeff Simme stated that the Village Board does need to approve the permit before demolition.

Motion made by **Neil Connelly** and seconded by **Richard Bulman** to recommend the approval of permit #2012-20440 by the Village Board on August 27, 2012 with one condition:

1. Site plan to be brought in for the September 20, 2012 Planning Commission meeting

Chairman Allein	Voted Yes
Vice-Chairperson Parzynski	Voted Yes
Member Deutschlander	Voted Yes
Member Bulman	Voted Yes
Member Grucella	Voted Yes
Member Connelly	Voted Yes
Member Refermat	Voted Yes
Mary Kless	Alternate
Michelle Czech	Alternate

**Motion Carried**

Local hearing scheduled for site plan review on demolition applications being prepared by Arthur Herdzik.

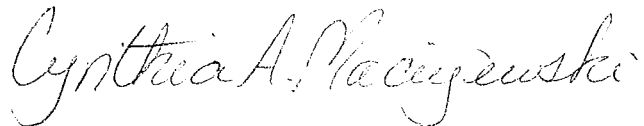
Motion made by **Mary Refermat** and seconded by **Mark Grucella** to adjourn the meeting at 8:00p.m.

Chairman Allein	Voted Yes
Vice-Chairperson Parzynski	Voted Yes
Member Deutschlander	Voted Yes
Member Bulman	Voted Yes

Member Grucella	Voted Yes
Member Connelly	Voted Yes
Member Refermat	Voted Yes
Mary Kless	Alternate
Michelle Czech	Alternate

**Motion Carried**

Respectfully submitted,

A handwritten signature in cursive script that reads "Cynthia A. Maciejewski".

Cynthia A. Maciejewski  
Secretary to the Planning Commission