
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)
Arthur Herdzik, Village Attorney
Jeffrey Simme, Code Enforcement Officer
Jeffrey Stribing, Community Development Director
Ryan McNichol, Code Enforcement Officer

Excused: Michelle Czech(Alternate)

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.

Robert Deutschlander led the Pledge of Allegiance.

Motion made by **Robert Deutschlander** and seconded by **Mark Grucella** to accept the minutes from 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

Motion Carried

Site Plan Review-Lancaster Knives, Inc., 173 Court Street-Allen Turton and Brian Turton were in attendance to represent Mr. Cant. Chairman Allein began the discussion by expressing his concerns over Mr. Cant's most recent letter, dated October 11, 2012, which stated he was not aware of his required attendance and a statement of double standards. Chairman Allein

referenced a letter, dated August 17, 2012, sent directly to Mr. Cant requiring his attendance at the September 20, 2012 Planning Commission meeting and stated that comment of double standards was inappropriate. The most recent drawing submitted by Mr. Cant showed junipers being planted along the north property line of Lancaster Knives, Inc., no distance was given. Member Grucella felt the junipers should be 5' from the property line so that they do not grow onto the Bonk property. Questions were again raised over who would pay for this project and the Commission clearly stated that payment of this project was not to be decided by the Commission. The Commission task is to approve a site plan. Allen Turton and Brian Turton raised concerns about not knowing for certain where the property line was located and a recently found discrepancy from a deed. Allen Turton also stated that he and Brian Turton were in attendance to removed the submitted site plan from consideration and were not authorized to proceed with another site plan. They requested an adjournment until July of 2013 due to question over location of property line, settling of ground where the cellar was and no longer being able to plant due to missing the planting season. Members did request literature stating specifically during what months the junipers could be planted. Mr. Bonk did state he would share his recently produced survey to determine the correct property line. Brian Turton did question the code in which a site plan was required for demolition. Arthur Herdzik did clearly state that the code has existed which the Commission was requested to follow and review the site plan. Member Refermat expressed her concern that this should have been a court issue and the Commission should not have been involved specifically where the determination of who would pay for this project was involved. Arthur Herdzik did quote code 152-64 A&B which does allow a fine to be imposed of \$250. plus \$250. every ten days if the project is not approved. An approved site plan must be lived up to.

Motion made by Richard Bulman and seconded by Linda Parzynski to send a letter to Mr. Cant requesting his or a representatives presence at the November 15, 2012 Planning Commission meeting. A site plan must be submitted for approval which includes the location of the juniper trees 5- from the designated property line.

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

Motion Carried

Site Plan Review-Memmingers Warehouse, 2500 Commerce Parkway, 9,500 sq ft one story 16' tall wood framed pole barn, cold dark warehouse. Donald M. Edward of WE Architecture presented the project. This structure is being built for additional storage of vehicles by the owner. The building will have no plumbing or electrical. Electricity for lights over the man doors will come from the main building and overhead doors will be opened and closed manually. Jeff Simme did state that although the intent is for personal use by the owner, the property is zoned so that the building could be rented out. The building will have a concrete base and is one open space not subdivided. Run off from the building will go to the detention pond.

Motion made by Robert Deutschlander and seconded by Mary Refermat to recommend the site plan for Memminger Warehouse with two conditions:

1. Light to be installed over man doors on building
2. Superintendent of the Department of Public Works to inspect and approve SWPPP's

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

Motion Carried

Motion made by Linda Parzynski and seconded by Neil Connelly to move for the acceptance of Negative Declaration on the short form SEQR of Memminger Warehouse.

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

Motion Carried

Jeffrey Stribing spoke on request from bank for an environmental plan phase 1 for W. Main Street and the SEQR was done by Erie County in August of 2010. Visone is renting space

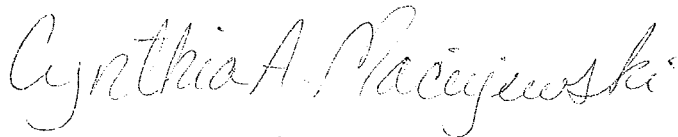
currently to Carrier Bus on Sheldon Avenue. Harper is still unsure of their possible move in the future.

Motion made by Linda Parzynski and seconded by Robert Deutschlander to adjourn the meeting at 8:20p.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

Motion Carried

Respectfully submitted,



Cynthia A. Maciejewski

Secretary to the Planning Commission