
OFFICIAL MEETING MINUTES-PLANNING COMMISSION

Present: James Allein, Chairman
Robert Deutschlander
Richard Bulman
Neil Connelly
Mary Refermat
Mary Kless(Alternate)
Jeffrey Simme, Code Enforcement Officer
Jeffrey Stribing, Community Development Director
Ryan McNichol, Code Enforcement Officer

Excused: Linda Parzynski, Vice-Chairperson
Mark Grucella
Michelle Czech(Alternate)

Meeting called to order at 7:04p.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 **Richard Bulman** and seconded by **Mary Refermat** to accept the minutes from the November 15, 2012 Planning Commission meeting.

Chairman Allein	Voted Yes
Member Deutschlander	Voted Yes
Member Bulman	Voted Yes
Member Connelly	Voted Yes
Member Refermat	Voted Yes
Mary Kless	Alternate

Motion Carried

Correspondence:

NYS Planning Federation concerning notification method for future correspondence.
Donald Gallo to William G. Cansdale, Jr. regarding drainage and landscaping for the Memminger project.

Variance & Rezone Notification

Possible proposal will be to adopt the Town Variance code and procedure in which the rezone mailings are handled by the developer and they verify distribution. Owners of properties are notified and not individual tenants. The Village Clerk would be in charge of coordination and distribution of all paperwork. The Town code calls for notification within a 500’ radius which may prove to be excessive in the Village. A rule of 300’ may be more reasonable. A Change of Use would need to be addressed also and this would need a change in code. Michael Stegmeier would like the lead time to increase to accommodate publishing. A Change of Use may become a rezone and currently had been reviewed by the Zoning Board of Appeals. All rezones are final and stay with the property until a new rezone could be applied for. A nonconforming use expires after 12 months if the property was not operated according to the use and reverts to current zoning. Further exploration of these changes will be needed and Arthur Herdzik will be asked for his participation.

Motion made by **Robert Deutschlander** and seconded by **Richard Bulman** to send a letter to the Village Board recommending that Chairman Allein and Jeffrey H. Simme work on a proposal to be reviewed by Arthur Herzik for the possibility of changes.

Chairman Allein	Voted Yes
Member Deutschlander	Voted Yes
Member Bulman	Voted Yes
Member Connelly	Voted Yes
Member Refermat	Voted Yes
Mary Kless	Alternate

Motion Carried

Demo request for 3 Huntley Drive

St. Elizabeth’s Home owns 3 Huntley Drive and has requested a demolition permit. The dwelling has been vacant for 8 years and is too costly to repair. The basement will be filled in and the land used as additional lawn.

Motion made by **Robert Deutschlander** and seconded by **Richard Bulman** to recommend the approval of a demolition permit for 3 Huntley Drive with one condition:

1. Letter must be provided by St. Elizabeth’s Home stating that the entire lot of 3 Huntley Drive will be a grassed area after the dwelling is removed and the basement is filled in.

Chairman Allein	Voted Yes
Member Deutschlander	Voted Yes
Member Bulman	Voted Yes
Member Connelly	Voted Yes

Member Refermat Voted Yes
Mary Kless Alternate
Motion Carried

Motion made by Richard Bulman and seconded by Neil Connelly to adjourn the meeting at 7:55p.m.

Chairman Allein Voted Yes
Member Deutschlander Voted Yes
Member Bulman 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