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OFFICIAL MEETING MINUTES-PLANNING COMMISSION

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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  
Jeffrey Stribing, Community Development Director

Excused: Arthur Herdzik, Village Attorney  
Ryan McNichol, Code Enforcement Officer

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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.

Chairman Allein led the Pledge of Allegiance followed by a moment of silence in honor of Stanley J. Keysa.

Motion made by **Mary Refermat** and seconded by **Linda Parzynski** to accept the minutes from the February 21, 2013 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
Member Kless	Alternate
Mary Czech	Alternate

**Motion Carried**

**Site Plan Review-AVOX Systems, Inc.**-Interior and Exterior renovations to AVOX Systems Plants 2&3, including reducing access to Erie Street; relocation of Plant 2 Loading Dock, New Parking for Plant 3 and Exterior Façade Designs. Donald Aubrecht of Fontanese, Folts, Aubrecht, Ernst

Architects, PC presented with assistance from Jeff Rosser of Lemur Construction and Mike Brown from AVOX. Last August was the initial review to repurpose the property. 141 parking spaces will be added to the north side of Building 3. The lot will be sheet drained to the east into a Bio-swale. The bio-swale will need to be maintained by AVOX and has a 9,000 cubic foot capacity. The other two lots will not be changing their drainage and remain as is. Four light standards will be installed in Building 3's parking lot. A sidewalk will lead to the front entrance from the parking lot. Page 2 of the Engineering report refers to Kinne Road and will need correction and clarification. There are still several hundred feet to the north property line. The enclosed dumpster will be located at the southwest corner of the center parking lot. The propane will be relocated and will be approved by the Fire Inspector. Robert Deutschlander recognized Mr. Aubrecht for the well done site plan he submitted.

Motion made by **Richard Bulman** and seconded by **Robert Deutschlander** to recommend the site plan approval with the following contingencies:

1. Run off Calculations to be corrected and approved by the Superintendent of the Department of Public Works
2. Signage will need approval from the Zoning Board of Appeals

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
Member Kless	Alternate
Mary Czech	Alternate

**Motion Carried**

Motion made by **Linda Parzynski** 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
Member Kless	Alternate

Mary Czech

Alternate

**Motion Carried**

**Demolition request for 2085 Como Park Blvd.**-James Lynch, Owner of the Green Buffalo Pub is requesting approval to remove a wood framed house and wood framed garage. The area will be used for more parking and a dumpster to be shared with Brando's. The dumpster will be enclosed and a new curb cut is not planned. A letter has been submitted from the neighbor, Mr. Geary that he is in favor of the dumpster. A shed is planned for down the road for storage along with a fence that will be determined by Mr. Lynch and Mr. Geary. No paving of the parking lot will be done this year. The 1959 survey submitted is acceptable. The disposal company will handle the fact that one dumpster will be used by two businesses but there is not a code restricting the sharing of a dumpster.

Motion made by Neil Connelly and seconded by Robert Deutschlander to recommend the approval of a demolition site plan for 2085 Como Park Blvd. with one contingency:

1. Dumpster will be turned 90 degrees and gates of the enclosure to face the east

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
Member Kless	Alternate
Mary Czech	Alternate

**Motion Carried**

Chairman Allein introduced Trustee Sugg to the Members of the Planning Commission.

**Variance, Site Plan & Rezone Notification**

Jeff Simme submitted information on how the Town handles notification and minor adjustments needed for the Village. Ultimately it needs to be reviewed by Legal for comment and then the Procedure needs to be implemented for this to be accomplished. Distance for notification must be determined along with affidavit for proof of notification.

Motion made by Mary Refermat and seconded by Robert Deutschlander to table until May 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
Member Kless	Alternate
Mary Czech	Alternate

**Motion Carried**

**Site Plan Submittal Fee**

The average Town Site Plan has a submittal fee of \$1000. In an effort to cover the cost of mailings a fee for site plan submittals was discussed.

Motion made by Linda Parzynski and seconded by Mary Refermat to implement a Commercial Site Plan Fee of \$75.00

Motion removed from the floor

Motion made by Neil Connelly and seconded by Linda Parzynski to implement a Commercial Site Plan Fee of \$100.00

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
Member Kless	Alternate
Mary Czech	Alternate

**Motion Carried**

Chairman Allein motioned for a vote to reappoint Cynthia Maciejewski as Planning Commission Secretary

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
Member Kless	Alternate
Mary Czech	Alternate

**Motion Carried**

Motion made by **Robert Deutschlander** and seconded by **Richard Bulman** to nominate James Allein as Chairman of the Planning Commission

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
Member Kless	Alternate
Mary Czech	Alternate

**Motion Carried**

Motion made by **Mary Refermat** and seconded by **Neil Connelly** to nominate Linda Parzynski as Vice-Chairperson of the Planning Commission

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
Member Kless	Alternate
Mary Czech	Alternate

**Motion Carried**

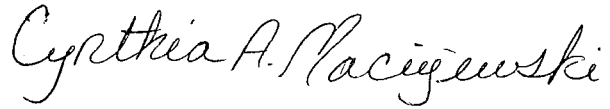
Motion made by **Mark Grucella** and strongly seconded by **Mary Refermat** to adjourn the meeting at 8:20p.m.

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
Member Kless	Alternate

Mary Czech  
**Motion Carried**

Alternate

Respectfully submitted,

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

Cynthia A. Maciejewski  
Secretary to the Planning Commission