
OFFICIAL MEETING MINUTES-PLANNING COMMISSION

Present: James Allein, Chairman
Linda Parzynski, Vice-Chairperson
Robert Deutschlander
Richard Bulman
Mark Grucella
Neil Connelly
Mary Refermat
Jeffrey Simme, Code Enforcement Officer
Jeffrey Stribing, Community Development Director

Excused: Mary Kless(Alternate)
Michelle Czech(Alternate)
Arthur Herdzyk, Village Attorney
Ryan McNichol, Code Enforcement Officer

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

Motion made by **Richard Bulman** and seconded by **Linda Parzynski** to accept the minutes from the April 18, 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

Motion Carried

A special meeting of the Planning Commission has been commissioned by the CDC. The purpose of this meeting scheduled for June 6, 2013 will be to review a site plan of the demolition of the BOCES Building. The regular meeting on June 20, 2013 will begin the review of the preliminary plans for West Main Street and where it will meet Aurora Street. Member Refermat questioned the authority of the CDC to commission such a meeting. Clarification was given that the directive will come through the Village Board. On July 3rd the contract will be

awarded and a concept will be picked. The Planning and Historical Commission will be engaged by the urging of the Village Board. Wm. Schutts consultants will have input on where the road comes out onto Aurora Street. By the fall the plans for the projects need to be complete and approved. The BOCES building will partially remain to accommodate Save A Lot and will be removed in stages. A retaining wall will be placed where W. Main Street currently ends. The asbestos removal has become more difficult and costly due to new regulations. The funds for the removal are available thru a grant and will hopefully cover the cost. Erie County is looking to do some line work and this would be beneficial if done in conjunction with W. Main Street project.

Variance, Site Plan & Rezone Notification

Jeff Simme submitted additional information on how the Town handles notification and minor adjustments needed for the Village. Distance for notification is measured from all four corners of the property. The best variance is no variance and Jeff tries to look for alternatives before suggesting a variance especially if it is self created. Two recent projects that would have needed notification would be Key Bank and Benderson at Walden and Central. Distance for notification is recommended at 200 feet.

Motion made by Neil Connelly and seconded by Mark Grucella to suggest code change for Variance, Site Plan, Rezone(change of use) notification within 200 feet of the property.

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

Motion Carried

Site Plan Fee proposal was presented to the Village Board and will be discussed at their next meeting.

Carrier Coach is parking buses on Visone's property on Sheldon and was given permission to operate by the Village Board. No information was submitted to the Planning Commission for review.

Motion made by Richard Bulman and seconded by Robert Deutschlander 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

Motion Carried

Respectfully submitted,



Cynthia A. Maciejewski
Secretary to the Planning Commission