

---

OFFICIAL MEETING MINUTES-PLANNING COMMISSION

---

Present: James Allein, Chairman  
Linda Parzynski, Vice-Chairperson  
Robert Deutschlander  
Richard Bulman  
Neil Connelly  
Mary Refermat  
Mary Kless(Alternate)  
Jeffrey Stribing, Community Development Director

Excused: Mark Grucella  
Michelle Czech(Alternate)  
Jeffrey Simme, Code Enforcement Officer

---

Meeting called to order at 7:10p.m. by Chairman Allein in the Assembly Room of the Lancaster Municipal Building, 5423 Broadway, Lancaster, New York.

Chairman Allein led the Pledge of Allegiance

Motion made by **Neil Connelly** and seconded by **Mary Refermat** to accept the minutes from the May 16, 2013 Planning Commission meeting.

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

**Motion Carried**

Chairman Allein introduced Michael Meyers, Joseph Keefe and Shannon McNichol of the Historical Preservation Commission. Community Development Director, Jeffrey Stribing presented the Asbestos Abatement & Selective Deconstruction of the LVP Complex along with an updated timeline. Once buildings are removed, temporary concrete walls will be constructed until developers come in. Three or four story buildings will be constructed with the top floors used as residential, second floor for offices and the first floor for retail and the cultural. Retail is the hardest to attract, however currently Central Avenue is filled and there is a wait list of three. Developers may be more interested once the road goes in, but where the

road should go is a question that developers help answer. Save A Lot will stay where currently located till the very end and then will hopefully serve as an anchor for development. Development will begin at Aurora Street. Parking underground is a possibility for residential use. The funds are available for demolition and to prepare for the street to go thru. Partial demolition is more costly than if removing all buildings. Hopefully the IDA will help those who come in to build. CDC must remain to keep rental costs down and support as a retail incubator. When this starts rolling Steven Weiss and Wm. Schutt most likely will be brought in to assist. New aerials of the site will assist in development and decision making. The property is currently owned by the CDC and an estimate of the total project is unknown. Utilities have been approached and are being dealt with currently. Michael Meyers suggested reuse of some of the existing materials to beautify the concrete wall. Chairman Allein suggest the painting of a mural to keep cost down due to the fact that salvaging of materials would have to be included in the demolition costs. The façade grants may be returning and would again offer a 50% match. SEQR for this project was done in 2010. Current demographics are demanding this type of development and the goal is to attract a high end market. The flood zone is still questionable but as long as the relief area is not blocked there should not be a problem. The flood way is restricted and has not been maintained. These are environmental concerns over channelization. Accessory structures that have been built on easements are part of the problem. Mapping of the flood zone is only preliminary. The Flood Committee should be reviewing future developments.

Motion made by **Richard Bulman** and seconded by **Robert Deutschlander** to accept site plan of demolition as presented for The LVP Complex at 10 Aurora Street.

Chairman Allein	Voted Yes
Vice-Chairperson Parzynski	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 **Neil Connelly** 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 Connelly	Voted Yes

Member Referral  
Mary Kless  
**Motion Carried**

Voted Yes  
Alternate

Respectfully submitted,

A handwritten signature in cursive script that reads "Cynthia A. Maciejewski". The signature is written in black ink and is positioned below the typed name.

Cynthia A. Maciejewski  
Secretary to the Planning Commission