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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)  
Michelle Czech(Alternate)  
Jeffrey Stribing, Community Development Director  
Trustee R. Sugg

Excused: Jeffrey Simme, 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.

Neil Connelly led the Pledge of Allegiance

Motion made by **Richard Bulman** and seconded by **Robert Deutschlander** to accept the minutes from the June 6, 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
Mary Kless	Alternate
Michelle Czech	Alternate

**Motion Carried**

**Correspondence**

Local Law for Notification of Site Plan Review will have a Public Hearing on August 12, 2013. The fee for Site Plan Review will also be discussed.

**West Main Street Project**

William Schutt was in attendance to discuss the West Main Street Project. He explained that they have not been formally hired but had only been engaged by the CDC four years ago. West Main Street is to continue as a one way street due to it not lining up with Clark Street. Parking is to remain on an angle on both sides but a concept of backing into spaces is an option. A traffic count could easily be done at N. Aurora Street and Pleasant Avenue but when done in 2007 showed 428 trips to the north and 226 trips south during peak morning hours. Sidewalks would be 10’ wide on West Main Street which is consistent with Central Avenue. Crosswalks are provided every 50’ on West Main Street. A round-about is a consideration at N. Aurora Street and Pleasant Avenue but generally does take up a considerable amount of area. More land would have to be allocated to a round-about and if it connected to West Main Street it would need to angle to connect. St. John Street traffic would likely increase as a cut thru street. Heavy pedestrian traffic from the Middle School would have to be considered. The Village is responsible for all street involved. Bids for demolition are scheduled for July 25, 2013.

Motion made by Robert Deutschlander and seconded by Neil Connelly to plan an onsite tour of the area as the August 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
Michelle Czech	Alternate

**Motion Carried**

Jeff Stribing spoke a bit more on the project including that the flood plan was not affected by the project. A parking ramp has been discussed and would need to be constructed by the developer, not the Village. The plan is still for the mixed use of the buildings on West Main Street including retail, offices and residential. Estimates for construction were at \$900,000. Money has been promised and bonds have been secured. CFA funding is questionable but does give a larger dollar amount and do not have time restrictions. Parking meters will not be on West Main Street. Jeff will be meeting again with the bank to reduce the debt on the buildings. Trustee Sugg will invite the other Members of the Village Board.

Motion made by Mark Grucella and seconded by Linda Parzynski to adjourn the meeting at 7:50p.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
Michelle Czech	Alternate
<b>Motion Carried</b>	

Respectfully submitted,



Cynthia A. Maciejewski  
Secretary to the Planning Commission