
OFFICIAL MEETING MINUTES-PLANNING COMMISSION

Present: James Allein, Chairman
Linda Parzynski, Vice-Chairperson
Richard Bulman
Neil Connelly
Mary Refermat
Mary Kless (Alternate)
Michelle Czech (Alternate) 7:26p.m.
Trustee Russ Sugg
Jeffrey Simme, Code Enforcement Officer

Absent: Robert Deutschlander
Mark Grucella

Meeting called to order at 7:02p.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 **Mary Refermat** and seconded by **Richard Bulman** to accept the minutes from the April 24, 2014 Planning Commission meeting.

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

Motion Carried

Communication

Village Clerk, Mike Stegmeier, has asked that Planning Commission Members Connelly, Grucella, Czech and Kless meet with him to sign the oath book as soon as possible.

Chairman Allein will be contacting Erie County to find out if the information of upcoming training sessions can be supplied with more notice. Also, Cyndi will be making a request for the current training hours balance for each member from Mike Stegmeier.

The Village Board, Citizens Advisory Group and CDC have been meeting to discuss the West Main Street Project. The project is not currently following the time line set by Jeff Stribing. That time line may have been overly ambitious. Currently a new roof is being planned due to damage suffered by current businesses in the building. An attempt has been made to break the contract with Save A Lot but it was unsuccessful. Breaking the contract would allow a full demo of the site and not incur the extra expense of preserving a portion of the building.

A high end Chocolatier will be added to the tenants of West Main Street.

A clear concept of what is to be built is needed. This may include some changes be made to the Master Plan from 1998. The Mayor is asking that the Planning Commission start to research the development of West Main Street and report back to him.

One option for this is to hire and work with a Municipal Planner

Another option is to meet with developers interested in the site.

Currently five developers have responded to Request of Interest. Developers are driven by profit and will not invest unless the plan to develop is profitable.

Trustee Russ Sugg expressed his interest in selling the site with a time frame for development. Some developers will only build set designs which they find to be profitable. What then would need to be determined is if these designs fit within our guidelines and ideas of the West Main Street Project thru a site plan review.

Motion made by **Richard Bulman** and seconded by **Mary Refermat** to interview the five developers that responded to the Request for Interest one per night on Thursday evenings in February.

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

Motion Carried

Each Planning Commission member is to prepare a list of possible questions for the developer and forward them to Cyndi who will then prepare a summary sheet to be used for questioning.

A traffic study has been conducted and the results showed no major impact from the West Main Street Project. Trustee Russ Sugg will give the Planning Commission his copy of the study for review.

The gas station on the corner of Broadway and Central Avenue is currently for sale. If the property was not used as a gas station the tanks would need to be removed.

Save-A-Lot lights were not working and some new lights were installed. Brightness of the lights is in question but according to code are not in violation.

Green Buffalo Pub still does not have the dumpster enclosed and now 55 gallon drums have been added to the area around the dumpster. Jeff Simme will contact owner to remedy.

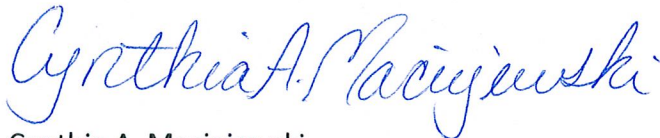
Next meeting of the Planning Commission is scheduled for January 15, 2015.

Motion made by Mary Refermat and seconded by Linda Parzynski to adjourn the meeting at 8:03p.m.

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

Motion Carried

Respectfully submitted,



Cynthia A. Maciejewski
Secretary to the Planning Commission