

---

OFFICIAL MEETING MINUTES-PLANNING COMMISSION

---

Present: James Allein, Chairman  
Richard Bulman  
Robert Deutschlander  
Mark Grucella  
Neil Connelly  
Mary Refermat  
Mary Kless(Alternate)  
Michelle Czech(Alternate)  
Mayor Paul Maute

Absent: Linda Parzynski, Vice-Chairperson  
Jeffrey Simme, 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 James Allein led the Pledge of Allegiance.

Motion made by **Neil Connelly** and seconded by **Mary Refermat** to accept the minutes from the December 18, 2014 Planning Commission meeting.

Chairman Allein	Voted Yes
Member Bulman	Voted Yes
Member Deutschlander	Voted Yes
Member Grucella	Voted Yes
Member Connelly	Voted Yes
Member Refermat	Voted Yes
Member Kless	Alternate
Member Czech	Alternate

**Motion Carried**

**Communications**

Rescheduling of Training from Rachel Chrostowski

**West Main Street Project**

Mayor Paul Maute introduced Bob Dimmig to the Planning Commission. Bob is an Urban Planner who recently completed working for Tonawanda in which he attracted new businesses, worked with various municipal departments, created and followed through on RFP's among

other job duties. Bob has lived in Lancaster for 12 years and Mayor Maute feels he has the skills needed to continue and complete the West Main Street Project. Interviews of Uniland and Iskalo have been conducted and two more interviews are possible. The traffic study has been completed and showed a low impact if West Main Street went thru to N. Aurora Street. There were Floodplain questions as to where it begins and ends and the channels being cleared were only a low impact. Craigg McRae has progressed to the creation of the RFP. The next step is to create the RPF by using valuable information gained during interviews and get it out to the public. The work that Jeff Stribing was doing was not well documented but between Bob Dimmig and Bill Cansdale there is an abundance of valuable information. Community vision is the next information that developers are looking for. The energy created by the façade program and events is what gets residents and community involved. The vision is there and developers will need to be filled in. Village settings are desirable and multiuse areas are popular. Young professionals like downtown living but not the schooling that comes with it. Older residents like to stay in their familiar area but enjoy residential options. Young families with children do thrive in the Village of Lancaster but this project may not be focused on their demographic. Young families should be encouraged to walk to local stores and the Village should be a walkable community. It is the right time for developers to come to this area. The HUD grant for \$325,000. was not accepted due to the fact that we did not know where developers would want the road to go. There are just under 4 acres of land to develop and developers are going to use that area in the most profitable manner and must do their best to keep rents affordable. Four story buildings and underground parking will fit into this plan. The future of Save A Lot and where they are best located is under consideration. A new building and alternate sites are under review. Currently 19 residents of the Senior Towers shop at Save A Lot. Other residents of the Towers are taken by Senior vans for shopping.

The Planning Commission would like a report on future interviews of developers. Post interviews would show what is feasible. RFP will not be sent out prematurely. A few people interviewing would be more beneficial than large groups. Mayor Maute would like the Planning Commission to take care of collecting information and bring it back to the Village Board. The street to the water tower is going no-where. The developers ideas will be brought back to the Planning Commission for review. If the current responders of the RFI don't work out more developers and ideas will be sought. Grants are still available to apply for. Publicly used areas may be more affordable for the Village to develop thru grants. Uncovering Plumb Creek is a possibility. Time frame to complete interviews is eleven months on a wish list. An entirely new Master Plan will be done this year. This includes Mayor Maute approaching Save A Lot for relocating. They are currently paying approximately \$3.sq ft in rent. 30-60 day turnaround is needed by developers and RFP's can be drafted in 2 weeks. Then a group must review and accept the best proposal. Bob must be fully engaged in this daily to accomplish this aggressive

task at hand. The Planning Commission must continue to come together to gather and develop ideas. The goal is a multiuse development including retail, office space and residential. The CDC sent letters of interest which included the parameters of land, debts of \$800,000., info on current rent being collected(approx. \$87,000.), floodplain info and clarified multi use. CDC would work together with Bob to compose the RFP. Communication between all involved must be improved. The Citizen Advisory Committee concept could be included in review of RFP. People need to be made aware that the West Main Street project is still moving forward.

Motion made by Neil Connelly and seconded by Richard Bulman to pay Bob Dimmig \$50. from the commissions consultant fees for his work tonight.

Chairman Allein	Voted Yes
Member Bulman	Voted Yes
Member Deutschlander	Voted Yes
Member Grucella	Voted Yes
Member Connelly	Voted Yes
Member Refermat	Voted Yes
Member Kless	Alternate
Member Czech	Alternate

**Motion Carried**

The next Planning Commission meeting is scheduled for February 5, 2015 at 7pm. Dick Young, Jim Everett and Liz Meghan will be invited to attend.

Motion made by Mary Refermat and seconded by Neil Connelly to adjourn the meeting at 8:34p.m. in Honor of James Reitmeier.

Chairman Allein	Voted Yes
Member Bulman	Voted Yes
Member Deutschlander	Voted Yes
Member Grucella	Voted Yes
Member Connelly	Voted Yes
Member Refermat	Voted Yes
Member Kless	Alternate
Member Czech	Alternate

**Motion Carried**

Respectfully submitted,

*Cynthia A. Maciejewski*

Cynthia A. Maciejewski

Secretary to the Planning Commission