
 SPECIAL MEETING MINUTES-PLANNING COMMISSION

Present:	James Allein, Chairman	Mayor Paul Maute
	Linda Parzynski-Vice Chairperson	Trustee Robinson
	Robert Deutschlander	Trustee O'Brien
	Mark Grucella	Robert Dimmig
	Neil Connelly	Matthew Walter
	Mary Refermat	Dick Young
	Mary Kless(Alternate)	Jim Everett
	Michelle Czech(Alternate)	
Absent:	Richard Bulman	
	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.

Jim Everett led the Pledge of Allegiance with a moment of silence for the Daughter in Law of Richard Bulman.

Motion made by Neil Connelly and seconded by Mark Grucella to accept the minutes from the January 15, 2015 Planning Commission meeting.

Chairman Allein	Voted Yes
Vice-Chairperson Parzynski	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 dumpster shared by The Green Buffalo Pub and Brandos is still not enclosed and there are now 4 drums next to the dumpster.

West Main Street Project

Jim Allein will be stepping in as the interim President of the CDC due to the fact that Craig McRae has resigned. M&T bank has had an appraisal done on West Main Street due to a possible foreclosure of the property. If the bank forecloses, the CDC loses control of its

development. There is a chance of refinancing with another bank if the foreclosure progresses. M&T is looking for a solid commitment for redevelopment and a person in charge of the process. John Rutecki of M&T Bank had been putting the foreclosure to the bottom of the pile until his death. The mortgage payments are currently up to date. There had been a yearly refinance based on progress. In reaction to this, Liz Meghan discussed the CDC creating a RFP and a mission statement. The CDC is not pleased with the Planning Commission being in charge of development since the CDC is the property owners.

The building itself is in need of a new roof and the 2nd largest tenant is threatening to leave if a door is not installed.

Bob Dimmig has prepared a proposal for the development and submitted it today for review. A meeting schedule needs to be created and kept to keep communication going on the project so that all understand the progress of the project. This is just one of the items that Bob would be in charge of. An offer to pay \$2000.00 toward the creation of the RFP and an additional \$2000.00 when completed. Dick Young spoke of his love for Lancaster and felt the Village would benefit from the hiring of Dimmig. The meeting last week left him feeling enthused about the project. Trustee Robinson commented on the Letters of Interest received from 5 developers and commented on the \$1 million road not necessarily bringing developers. Jim Everett discussed the fact that M&T needs some reassurance from the CDC. The property was originally purchased 10 years ago by the CDC with no money down and backed by the Village. Michelle Czech asked about the continued role of the Planning Commission and viewing of the RFP. Mayor Maute again stated his support of hiring Bob Dimmig and the continued involvement of the Planning Commission. Trustee O'Brien explained the role of the IDA and stated that the IDA does not loan money and looks for projects that include the creation of jobs.

The feeling is that the next step to progress is the hiring of Bob Dimmig. The cost of not hiring Bob Dimmig outweighs the cost of the position. So the next step is for the Village Board to review Bobs proposal for employment and negotiate a possible offer.

Although the Young development site plan was created some time ago, there are some interesting concepts that could prove beneficial today. Opening the creek and ample parking provided by way of an underground facility with a dual purpose for flood control.

Mayor Maute will distribute an agenda and update two days prior to meetings so that the Commission can be more effective.

Motion made by Neil Connelly and seconded by Linda Parzynski to allocate \$500 to Bob Dimmig to get the process started with an hourly fee not to exceed \$55. an hour.

Chairman Allein	Voted Yes
Vice-Chairperson Parzynski	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

Motion made by Neil Connelly and seconded by Mary Refermat to recommend the hiring of Bob Dimmig to the Village Board as a Consultant

Chairman Allein	Voted Yes
Vice-Chairperson Parzynski	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

Motion made by Mary Refermat and seconded by Mark Grucella to adjourn the meeting at 8:30p.m.

Chairman Allein	Voted Yes
Vice-Chairperson Parzynski	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
Secretary to the Planning Commission