
 OFFICIAL MEETING MINUTES-PLANNING COMMISSION

Present: James Allein, Chairman
 Linda Parzynski-Vice Chairperson
 Robert Deutschlander
 Richard Bulman
 Neil Connelly
 Mary Refermat
 Michelle Czech(Alternate)(7:12)

Mayor Paul Maute
 Robert Dimmig

Excused: Mark Grucella
 Mary Kless(Alternate)
 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.

Mayor Paul Maute led the Pledge of Allegiance.

Motion made by **Neil Connelly** and seconded by **Linda Parzynski** to accept the minutes from the February 5, 2015 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

Motion Carried

West Main Street Project

Chairman Allein reported on last Tuesday's CDC meeting with Bob Dimmig. Kimberly Stribing was concerned over who is responsible for certain parts of the West Main street project. Mark Aquino stated that the CDC has ownership and will execute contracts. All committees shall have a representative at the table to assist with input and continue communication. Ultimately the developer will determine what will be built within the guidelines of the Village. Bob Dimmig has conducted interviews as an initial outreach and has received much valuable information. A list of Letters of Interest was supplied and now that list will be adjusted to narrow down interested parties and attract some new developers. RFP may include a deposit from developers to show a commitment for the project. All documents will be available online for

the developers convenience. A Meet and Greet for developers to meet Village officials is a possibility. Within one week a draft RFP will be released for review. M&T Bank is again pushing foreclosure on the property but Jim Allein and Mark Aquino stalled the representatives again by showing them the need for a roof which if done would then bring back the largest tenant of the building. Bob reviewed the Village map for zoning and ownership. The RFP should be including all available land and not just CDC property. This way the developer has the most options to select from. It does not bind the Village to any actions. Only concern is that the County is on the same page. A new project name should be selected. A possibility is Historic W. Main Street District. The name needs to imply that a larger area is involved. The IDA will become involved approximately 6 months down the road. Commissions may meet as a group or begin sending a representative to upcoming meetings. Developers should not be interviewed by entire Commissions but by an Oversight Committee. Responses will be reviewed by all. If the CDC was foreclosed on we would lose control of the project. RFP responses may come before a roof would be put on. IDA will not give loans or grants to save jobs. The Chocolate Factory is opening in March. Major progress has been made in the last 2 months. Special events like the 4th of July and Christmasville will grow with this redevelopment. Michelle Czech spoke of a committee needed to bring local businesses together for discussion. Tasks such as Special events involvement, press releases and general information would be discussed at monthly meetings hosted by a local merchant. A similar meeting used to be conducted by the Chamber of Commerce but has ceased.

Budget for the Planning Commission

The only change to the 2015-2016 budget is an increase of \$250. to the Consultant line item.

Motion made by Linda Parzynski and seconded by Mary Refermat to propose 2015-2016 budget with consultant fee increasing to \$1500. All other line items will remain as is.

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
Member Czech	Alternate

Motion Carried

Motion made by Richard Bulman and seconded by Robert Deutschlander to adjourn the meeting with a moment of prayer for Legislator Ted Morton at 8:37p.m.

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
Member Czech	Alternate

Motion Carried

Respectfully submitted,



Cynthia A. Maciejewski
Secretary to the Planning Commission