

MEETING MINUTES

UNLISTED 1/13/03  
CORRESPONDENCE

Attendance:

- Dick Bulman \*
- Bob Deutschlander \*
- Pat Logue \*
- Darlene Humphrey \*
- Len Vento \*
- Steve Vriesen \*
- Mark Grucella \*
- Mary Kless
- William Natalzia
- Jeff Simme
- Jim Volpe
- George Pease \*
- Dave Blakely \*

Arthur Herdzyk, Village Attorney (Ad-hoc Member)

*note: \* indicates those present*

**Chairman Dick Bulman** called the meeting to order at 7:00 p.m.

**A Motion** was made to accept the meeting minutes of 09/19/02.

Motion by **Len Vento** and seconded by **Darlene Humphrey**.

**Carried – 7-0.**

**Listed Correspondence – Chairman Bulman** submitted a memo received from the Village Clerk, regarding the 2003 Meeting Schedule for all Village Boards and their submission deadlines.

**Chairman Bulman** requested that each planning member receive a copy.

**Site Plan Review – Lancaster Depew Ponytails Girls Softball, Inc.**

Proposed property location: 00 Division Street

40x90ft. building to be used for league offices, storage and batting instruction and practice.

Representatives present: Kevin Peterson and James Coburn

**Chairman Bulman** stated the main issue with the proposed property is the need for a variance to the Zoning Ordinance. That property is currently zoned R2, you are proposing a change in the ordinance to a C1. The Planning Commission can not make a recommendation on this proposal until the Zoning Board of Appeals makes their ruling on the variances at their next scheduled meeting on January 7, 2003. **Chairman Bulman** had spoken to Mr. Bumbalo prior to this meeting and informed him of this, but offered to meet with you to possibly answer any questions you may have.

**Kevin Peterson** gave a brief description of the proposed usage of this property and the tentative building plans. This facility will be used as a training facility, office, storage and batting instructions, mainly in the winter months. The meeting with the Planning Commission was to determine the proper course to keep this as cost effective and time efficient as possible. **James Coburn** stated he was informed by Jeff Simme, when he originally went to attain the proper permits for the project, that this area was zoned a C-2. **Chairman Bulman** informed Mr. Coburn that this area has always been zoned R-2, and the usage you are suggesting for this property not permitted in that area. **Mr. Peterson** stated that R-2A Residence Districts according to 152.21 of the Village Zoning permits uses for meeting rooms for private clubs, lodge or fraternal order. **Chairman Bulman** said that description does not fit the use you have described. **Chairman Bulman** suggested that before they take any further action, wait and see the outcome of the Zoning Hearing that is scheduled in January.

**Pat Logue** suggested that if the Zoning Board Hearing goes well and all variances are granted, that Mr. Peterson and Mr. Coburn come back and meet with the Planning Commission for an informal workshop to walk them through the next phase.

**Other Business:** **Chairman Bulman** stated that Jeff Stribing is looking into the possibility of attaining some assistance to up-date our Zoning Ordinance, which has not been completely up-dated since 1964. We currently have money available in our budget for consulting fees, and will look into the hiring of a planning/zoning consultant, if authorization is granted from the Village Board.

**Chairman Bulman** also said he would contact the NYS Planning Federation and find out if there are any grants available for this type of project.

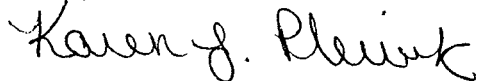
**Chairman Bulman** informed the Planning Commission that at the next Village Board meeting, scheduled for Monday, December 23, 2002 the Planning Commission would be appointed the Lead Agency for the Redevelopment of Central Avenue.

**Old Business:**

**Scheduling of Next Meeting – January 15, 2003**

A motion made to adjourn this meeting, motion by **Pat Logue**, seconded by **Len Vento**.  
Carried 7-0.

Respectfully submitted,



Karen J. Plewik  
Planning Secretary

CC: Mayor Cansdale  
Village Board of Trustees  
Bill Natalzia, Supt. DPW  
Jeff Simme, Building Department  
Clerk Tammy Derkovitz  
Zoning Board Members  
Fire Chief Jim Volpe