

MEETING MINUTES

Attendance:

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

Arthur Herdzik, 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 12/19/02.

Motion by **Len Vento** and seconded by **Mark Grucella**.

Carried – 5-0.

Listed Correspondence –

**Site Plan Review – Peter J. Smith & Company
Central Avenue Streetscape, Environmental Assessment Form**

The Planning Commission's responsibility as the Lead Agency for the Central Avenue Streetscape is to review the Environmental Assessment Form as prepared by Peter J. Smith & Company.

Review of the Environmental Assessment Key Points Addressed:

- Page 3, # 10 the answer should be changed to say yes. To include fishing.
- Page 4, # 11 (States that the entire area is paved), change to include Municipal Park @ Brookfield & Central Avenue.
- Page 4, # 13, Changed to a yes to included Municipal Park @ Brookfield & Central.
- Page 7, # 24, States the project is funded by the Village of Lancaster, change to include, State & Federal Funds are anticipated.
- Page 8, 4th question, change to yes, approval required from the Erie County Health Department.
- Page 8, 5th question, change to yes, approval required from the Erie County Water Authority.
- Page 9, # 7, amended to included residential. (Within a quarter mile of Central & Pleasant which is zoned R2).
- Page 11, #1, answer to be yes, The proposed action will result in a physical change to the project site.

This project does not have any adverse affects on the environment. Motion to approve the EAF with the changes noted above: Motioned by **Len Vento**, seconded by **Mark Grucella**.

Carried: 5-0

Trustee Stribing thanked the Planning Commission for their involvement and dedication to this project. I have presented these plans to the Town Planning Commission and we have received no negative comments.

Other Business: The Village Zoning Ordinance needs to be brought to conformity with the other towns and villages and carried into the 21st Century. **Chairman Bulman** spoke with the Mayor and funding for this project would be difficult, however **Chairman Bulman** has been in contact with a Jack Driscoll, he worked on the original zoning ordinance and he is now retired. **Chairman Bulman** approached Mr. Driscoll on taking on this project of updating of the Village Ordinance and asked Mr. Driscoll to submit a proposal.

Chairman Bulman requested each member to review the Village Ordinance and also the Comprehensive Plan from 1964 prior to the next scheduled meeting.

Chairman Bulman received correspondence from Stan Keysa relative to the Downtown Redevelopment. Three possible site plans for the Downtown Redevelopment:

- A. Summary of land use under Peter Smith & Company proposal remodeling the Municipal Building 75% of the LVPD complex and 3 other buildings.
- B. Summary of land use under concept of West Main Street restored with cross streets retain 75% of LVPD complex and maximizes floor space but with a loss of parking.
- C. Summary of land use under revised CBD proposal will maintain 75% of LVPD complex and all of existing buildings.

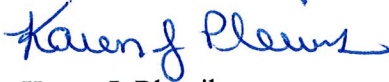
Chairman Bulman informed the Commission that he will be out of town from February 17th thru May 1st. Mr. Deutschlander will sit as Chairman in my absence.

Old Business:

Scheduling of Next Meeting – February 20, 2003

A motion made to adjourn this meeting, motion by **Mary Kless**, seconded by **Len Vento**.
Carried 5-0.

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
Danny Sundell – Peter J. Smith