

## MEETING MINUTES

### Attendance:

- Richard C. Bulman
- Robert J. Deutschlander \*
- Darlene L. Humphrey
- Leonard A. Vento \*
- Steven Vriesen \*
- Mark K. Grucella \*
- Mary Kless \*
- James B. Allein \*
- William R. Natalzia
- Jeffrey H. Simme \*
- James F. Volpe

Arthur A. Herdzik, Village Attorney (Ad-hoc Member)

*Note: \* indicates those present*

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Robert Deutschlander called the meeting to order at 7:00 P.M.

A Motion was made to accept the meeting minutes of 05/19/2003.  
Motioned by James B. Allein and seconded by Leonard A. Vento.  
Carried – 4-0

### Listed Correspondence – N/A

**Site Plan Review** – Upton Street Project presentation by Mr. Robin Pfeil, Triton Estates – Started to rekindle Project August 2002. Approached Village 20 years ago and has since purchased additional property. R Pfeil will know by August 2003 if he can purchase 50'x600' lot from Erie County. National Manufactured Housing Institute (MHI) initiated a demonstration project of HUD Code Single attached homes. Last August met with JJ Stribing, RC Bulman and JH Simme regarding HUD code for this project and setup a tour at the plant, which manufactures these homes in Centerfield, NY. Working to see what the design should like. Manufactured homes and multi-family attached single-family dwelling. Started to then have weekly conference calls, Manufactured Housing Research Organization (MHARR) in New York City, Architect from Champion Homes (nation's 2<sup>nd</sup> largest manufacturer of homes) on the west coast. MHARR contracted with Don Westfall, national designer, and came up with three (3) designs: A) 20 units (12 - 1-story, 8 - 2-story), B) 18 units (10 – 1-story, 8 – 2-story), C) 19 units.

L Vento inquired about parking spaces.

RJ Deutschlander inquired about owned or rentals - R Pfeil stated rental units and built offsite and assembled on site. Basements are too expensive, may be on slab or have crawlspaces and will be heated by forced air and would be a private development (street, snowplowing and garbage).

M Grucella inquired regarding Territo property and fencing due to train traffic.

JH Simme – Not under State Code anymore - International Code is more restrictive and has to accept HUD Code.

S Vento – Inquired on preferred layout – R Pfeil preference 20 units but does require the other property and construction next summer.

**Other Business:** L Vento – Representative on Village Partnership (old BOCES Building) – Internally have cleaned up a lot of loose ends. Save-A-Lot opens next week with a 20 year lease and invested over \$1,000,000 in that portion of building.

VILLAGE OF LANCASTER PLANNING COMMISSION - MEETING MINUTES

Location: Council Chambers, 5423 Broadway, Lancaster, NY

Date: 06/19/2003 Time: 7:00 P.M.

Also have the option of obtaining a bakery. Recently approved working with a real-estate outfit to manage building at a minimum cost to relieve paperwork burden.

JA Allein – Mobil Station used to be immaculate. Now has bread trays and old shelving outside, looks pretty nasty. RJ Deutschlander – wait until roadwork is completed.

RJ Deutschlander – inquired as to Owner of building that went up on Madison. JH Simme stated individual lives on School Street and built a garage (antique car collection) and eventually will build a house in front of it. Lot is 600' deep. There is nothing in Ordinance to prevent him from building.

**Old Business:** Site Plan Review Checklist - JH Simme distributed copies of Section 152.61.1 Site Plan Review for the Village of Lancaster. JH Simmer's Department will distribute to Planning Commission when filed.

JH Simme regarding Village looking seedy. Two (2) Violation letters are sent 10 days each and then go to Court. Presently there are 139 1<sup>st</sup> Violation letters, 49 2<sup>nd</sup> violation letters and 11 violations currently in Court. Grass cutting is ordered out to be cut after Village Board's authorization and send only 1<sup>st</sup> Violation and then cut. Village then has to pay and sometimes goes onto tax roll.

Zoning Ordinance Update: RJ Deutschlander stated RC Bulman wants to get into Master Plan and have Village accept it. RJ Deutschlander suggested work in pairs and have a Special Meeting.

MK Grucella – will contact Bridget to get a presentation scheduled and invite to Planning Commission Meeting.

M Kless – send a letter with checklist for date and what to discuss.

RJ Deutschlander – Village included in Town's Master Comprehensive Plan and the Village accepted their portion of it. Village had a Master Plan before. Lancaster Development Board was started and took a lot of responsibilities of Planning Commission.

**Scheduling of Next Meeting – July 17, 2003**

Motioned to adjourn this meeting, motioned by Leonard A. Vento, seconded by James B. Allein. Meeting adjourned at 8:13 P.M.

Respectfully submitted,



Patricia A. Slawiak  
Planning Commission Secretary

CC: Mayor William G. Cansdale, Jr.  
Village Board of Trustees  
W. R. Natalzia, Supt. DPW  
J. H. Simme, Building Department  
T. Derkovitz, Village Clerk  
K. W. Delzer, Zoning Board Chairman  
J. F. Volpe, Fire Chief