

MEETING MINUTES

Attendance:

- Richard C. Bulman *
- Robert J. Deutschlander *
- Steven Vriesen
- Mark K. Grucella *
- Mary Kless * [7:06 P.M.]
- James B. Allein *
- Linda Parzynski *
- Mary F. Refermat *
- William R. Natalzia
- Jeffrey H. Simme
- Timothy R. Schaefer
- Leonard Campisano *

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

*Note: * indicates those present*

Richard C. Bulman called the meeting to order at 7:00 P.M.

A Motion was made to accept the meeting minutes of 06/17/2004 and 08/19/2004 as presented. Motioned by Robert J. Deutschlander and seconded by Linda Parzynski.

Carried – 6-0

Listed Correspondence –

Site Plan Review – 91 Beach Avenue – Cold Storage Building - 1,800 sq. ft. – Brian Lorenc. Existing building built in 1990. Addition is to be used as cold storage to park vehicle and store supplies. Existing building doors restrict vehicles. There will be no outside storage or debris on the property

L Parzynski inquired about outside lighting. B Lorenc – will be same as existing – halogen lighting.

RJ Deutschlander inquired about water runoff.

L. Campisano suggested a Knox-box be installed.

A Motion was made to approve that Site Plan as presented, and be reviewed by Superintendent of Public Works, Fire Chief and Building Department.

Motioned by **James B. Allein**, and seconded by **Robert J. Deutschlander**.

Carried: 7-0

11 West Main Street – South Parking Lot – Proposed Parking Lot next to the Ramp going down by West Main Street.

RC Bulman met with Richard Young of Performance Advantage, Robert Deutschlander and Jim Everett Business District future plans of redevelopment with use of the property between his building and the Ramp going to M & T Drive-thru Tellers. Presently 10' drop from West Main Street into that area and would not

greatly impact. Cost of Parking Lot is minimal at approximately \$28,000.00. Largest amount of monies would go for amenities up at the West Main Street level for a park-like setting.

RJ Deutschlander would like to see a total review.

RC Bulman – initial cost to do whole project was \$40 million dollars and up to this point there has been no real anchor store, just small businesses. Looks good on paper and needs to be looked at again.

RJ Deutschlander - the projected cost and need to get a program to entice private enterprise monies. Planning Commission should meet with Lancaster Community Development Corporation.

JB Allein – RC Bulman to setup a joint meeting.

A Motion was made to approve concept of parking and park area as presented and look at the impact on any future development in this project.

Motioned by **James B. Allein**, and seconded by **Mark K. Grucella**.

Carried: 7-0

Other Business – Reducing Historic District on Aurora Street between Broadway and St. John Street - William Kotansky to retire and sell property for pension and is limited due Historic District. RC Bulman to send letter to Village Board to review procedure.

Old Business:

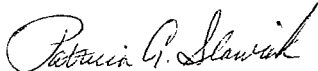
Zoning Ordinance Update: RC Bulman heard from Nancy Peacock (Buffalo HUD). She called Washington and they are waiting for go-ahead from HUD. RC Bulman will call next week to get definitive information.

Scheduling of Next Meeting – November 18, 2004.

Motion to adjourn this meeting, motioned by **Robert J. Deutschlander**, seconded by **Mark K. Grucella**. Meeting adjourned at 8:09 P.M.

Carried 7-0.

Respectfully submitted,



Patricia A. Slawiak
Planning Commission Secretary

[10212004 meeting minutes.doc]

cc: W. G. Cansdale, Mayor
Village Board of Trustees
W. R. Natalzia, Supt. DPW
J. H. Simme, Building Department
T. Derkovitz, Village Clerk
K. W. Delzer, Zoning Board Chairman
T. R. Schaefer, Fire Chief
J. Keysa, Historical District