

**OFFICIAL MEETING MINUTES-PLANNING COMMISSION**

Present: James Allein, Chairman  
Linda Parzynski, Vice-Chairperson  
Robert Deutschlander  
Richard Bulman  
Mark Grucella  
Mary Refermat  
Neil Connelly  
Mary Kless  
Jeff Stribing, Community Development Director  
Arthur Herdzik, Village Attorney (excused at 7:45pm)

Absent: Greg Young (Alternate)  
Jeffrey Simme, Code Enforcement Officer

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Meeting was called to order at 7:02p.m. by Chairman Allein in the Council Chambers of the Lancaster Municipal Building, 5423 Broadway, Lancaster, New York.

Motion made by **Richard Bulman** and seconded by **Linda Parzynski** to accept the minutes of the July 17, 2008 regular meeting with changes.

Ayes: J. Allein, L. Parzynski, R. Deutschlander, R. Bulman, M. Grucella  
M. Refermat, and N. Connelly  
Nays: -none-  
Motion Carried (7-0)

Arthur Herdzik was present to address the proposed rezoning of a portion of Broadway from C2 to C1. The original proposal was made by Trustee Ed Marki at a Village of Lancaster Board Meeting. The procedure for the rezone is quite specific. At this time the Comprehensive plan has been reviewed and the suggested change is compliant with the plan. Creation of a new zoning map is being worked on by Jeff Stribing and Jim Morris. The Central Business District will be noted on the new map. For a rezone the map must be accurate. A short form SEQR will need to be done for the rezone and notice must be sent to the County and State Agencies affected by the intended change. Ten days notice must be given before the public hearing. Copies of SEQR and all other correspondence must go to State Dept. of Transportation, Village

of Depew, Town of Lancaster and Dept. of Planning and Environment for Erie County. Responses must be received within 30 days. We will solicit to have lead agency designation. The purpose of this rezone is to make the area more attractive for retail development. Zoning map and SEQR form should be completed before the next Planning Commission Meeting.

Draft of Local Law will be done per subject and all require a public hearing possibly spaced every 15 minutes.

### **Review Correspondence**

Training Session on September 25, 2008 at the Aurora Town Hall

### **Changes to be made to the Village Code**

Chapter 139 to be deleted

Chapter 140 skipped

Chapter 142 no changes

Chapter 142 moves to Chapter 134

Chapter 143 to be deleted

Chapter 146-149 schedule 4 reserved, u-turns to come out too

Chapter 150 to be deleted

Chapter 152-3 needs to be corrected, should read MIP not M1P

The Village of Depew adopted a code on Pods. Secretary will obtain code and distribute to members with next meeting packet.

New fence ordinance has some information left out and this will be addressed at next meeting.

Next meeting scheduled for October 9, 2008.

ZBA Meeting on October 2, 2008 will address the former Simme Restaurant.

Motion made by **Richard Bulman** and seconded by **Mark Grucella** to adjourn the meeting at 8:59p.m.

Ayes: J. Allein, L. Parzynski, R. Deutschlander, R. Bulman, M. Grucella, M. Refermat, and M. Kless

Nays: -none-

Motion Carried (7-0)

Respectfully submitted,

A handwritten signature in black ink that reads "Cynthia A. Maciejewski". The signature is written in a cursive, flowing style.

Cynthia A. Maciejewski  
Secretary to the Planning Commission

cc: Village Board of Trustees  
Planning Commission Members  
Jeff Stribing, Community Development Director