

OFFICIAL MEETING MINUTES-PLANNING COMMISSION

Present: James Allein, Chairman
Linda Parzynski, Vice-Chairperson
Richard Bulman
Mark Grucella
Mary Refermat
Neil Connelly (7:12pm)
Mary Kless (Alternate)
Arthur Herdzik, Village Attorney
Jeffrey Simme, Code Enforcement Officer

Absent: Robert Deutschlander
Jeff Stribing, Community Development Chairman
Greg Young (Alternate)

Meeting was called to order at 7:00 p.m. by Chairman Allein in the Council Chambers of the Lancaster Municipal Building, 5423 Broadway, Lancaster, New York.

Chairman Allein recommended opening meetings with the Pledge of Allegiance. The Pledge was recited. Change in agenda was made to return to minutes after presentation of St. Mary's project.

Addition/Alteration to the St. Mary's Convent into a Retirement Home for 14 priests. Generally these residences are located at parishes that are active so that priests can participate in the parish. One wing will be renovated and one wing will be demolished and reconstructed. This will be a two story building. There will not be an impact on the neighbors rear yards to Cowing Street. The drainage systems and utilities will remain as is. NYSEG is being dealt with for the addition of an elevator. Life safety will be improved by adding two fire hydrants. The appearance of the building is consistent with what is there now on the existing school. The addition will also be a sand colored brick. Building will be built 100% to current code. Both wings will be connected with doors. There will be two entrances. Garages are enclosed and equipped with automatic garage doors. There will be no intervening partitions within the garage. No free standing lighting added. Only seven wall packs will be used for lighting. One lighting unit will be over each door. There will be a fire wall separation between the buildings. A similar building has been built in Lackawanna and no free standing lights were installed. Building plans will be reviewed by Jeff Simme prior to issuing a building permit. Currently a berm exists on the south side which is a sound barrier and will remain as is. The Cowing Street egress road currently exists and will remain. New plantings will be added to the site line. .92 acres are being developed. The scheduled start date for the project is January of 2009. The completion date is estimated at November of 2009. An asbestos survey is currently being conducted. Architectural drawings should be in to Jeff Simme for review sometime in December. Hank Balling reviewed the original plans by Krehbel when he discussed the project with Mark Gee at the Department of Public Works. Neighbors have been included in the planning process and all responses were favorable toward project. Jeff Simme stated that the project does not need to be reviewed by Erie County Sewer Authority. Richard Bulman discussed the size of the water lines supplying project. Occupancy currently at the site is for 22 sisters and after alteration will only house 14 priests. This will actually be less of a use of utilities.

Motion made by Richard Bulman seconded by Linda Parzynski to approve site plan as presented with one condition. Condition is for applicant to contact DPW and receive approval letter.

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

Abstained: N. Connelly

Nays: None

Motion Carried (6-1 Abstain due to late entry)

New Zoning Map is included in packet. Jeff Stribing had this created with the assistance of Erie County. Motion made by Neil Connelly and seconded by Linda Parzynski to accept the minutes of the Special meeting on November 13, 2008.

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

Nays: None

Motion Carried (7-0)

Communications

Public Notice for Brownfield Clean Up Program at 225 Erie Street

Receive and file

Letter from Chris Collins regarding State Law requiring a minimum of four hours of training provided by Erie County Department of Planning.

Questionnaire of Interest to suggest subjects of Planning Board, SEQR, Fundamentals of Intermunicipal Agreements, Use of Erie County GIS services and Comprehensive Planning Process.

Code Changes

Chapter 79-2C does not change to Fire Inspector

Chapter 79-3B-1 Delete due to duplication of fire code

Mary Refermat questioned if the Fire Chief had reviewed these proposed changes.

Jeff Simme stated that Scott Kuhlmeier is also the fire chief and is wearing two hats while doing this.

Discussion on this chapter is put on hold until Scott Kuhlmeier is present. James Allein will call Scott Kuhlmeier to request attendance at next meeting.

Art Herdzik discussed public hearing on Chapter 10 and Dogs Pooper Scooper Law. Rodent control provisions do not follow what is recommended by the Planning Commission. Amendment is needed for guard dogs. Once per week clean up of feces is proposed by Planning Commission. County is proposing once a day clean up. Nuisance ordinance would cover this in the Village. Village Board will consider this at next meeting. Secretary to Planning Commission is in the hopper for reconstruction. Planning Commission will receive proposals for code changes before going to Village Board. Code changes can not conflict with State Codes.

Scott Kuhlmeier can not be working off of an old code book. The consensus was that the zoning needed to be looked at and the project grew. In hind sight it may have been a blessing that the original minutes were lost. Mary Kless asked for premeetings so that meetings were not scheduled and not used to full potential. Structure of change needs to be clarified.

A liaison between the Village Board and Planning Commission was suggested.

Front yard parking code verbage needs to be presented by Jeff Simme.

Recreational vehicles need to be addressed again by Planning Commission.

Broadway Rezone

Property Owners within 500' need to be notified. James Allein will work on letter and include map in mailing. Letters announcing public hearing will be sent out through Village Clerks Office. Recommendation is made to include rezone process in new code book. Planning Commission serves as lead agency in rezone. Neil Connelly questioned lead agency and James Allein will confirm with Mike Alspaugh of Erie County. Stan Keysa did review the SEQR application and did not question Planning Commission as lead agency. James Allein will fax over SEQR and ZR-1 form to county for review. Next meeting of the Planning Commission will be December 18, 2008.

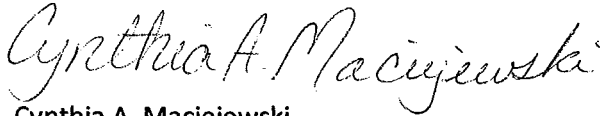
Motion made by **Richard Bulman** and seconded by **Mark Grucella** at 8:15p.m. to adjourn the meeting.

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

Nays: -none-

Motion Carried (7-0)

Respectfully Submitted,



Cynthia A. Maciejewski
Secretary to the Planning Commission

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