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OFFICIAL MEETING MINUTES-PLANNING COMMISSION

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Present: James Allein, Chairman  
Linda Parzynski, Vice-Chairperson  
Robert Deutschlander  
Mark Grucella  
Neil Connelly  
Mary Refermat  
Mary Kless (Alternate)  
Jeffrey Simme, Code Enforcement Officer

Absent: Richard Bulman  
Jeff Stribing, Community Development Director

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Meeting was called to order at 7:01 p.m. by Chairman Allein in the Council Chambers of the Lancaster Municipal Building, 5423 Broadway, Lancaster, New York.

Chairman Allein opened the meeting with the Pledge of Allegiance.

Motion made by **Robert Deutschlander** seconded by **Mary Kless** to accept the minutes of the March 19, 2009 meeting.

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

Nays: None

Motion Carried (7-0)

Election of Chairman and Vice Chairman

Nomination of James Allein as Chairman made by **Robert Deutschlander** seconded by **Linda Parzynski**.

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

Nays: None

Motion Carried (7-0)

Nomination of Linda Parzynski as Vice Chairperson made by **Mary Kless** seconded by **Neil Connelly**.

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

Nays: None

Motion Carried (7-0)

Grace Miller and Jason Hassett of the Historic Preservation Commission addressed the Planning Commission concerning temporary portable signage. Their hope is that such signage will be prohibited. They feel it detracts from the improvements done by the Village as a whole. These signs are currently not permitted by a resolution passed at their March 11, 2009 meeting. The printed "A" frame signs are allowed. Changeable letter signs are the focus of the ban with some exclusion such as churches and the Mobil

station. Back lighting of signs is also a concern because it is distracting from the overall look and is not consistent with the period. Gooseneck and ground lighting is acceptable. Robert Deutschlander addressed the issue that these businesses are struggling and signage is important. Consistency of the code is necessary and requires attention. These signs should not be banned. Grace did point out that the maximum sign size in the district is 15 sq ft and the Broadway Deli sign has been in violation since 2007. Hunt Real Estate has a new back lit sign which can not be turned on. Jason agreed that businesses need help to bring in customers. Not all signs should be banned. Grace noted that signage is oversaturated. When this happens the quality graphic does not make an impact. Jeff Simme stated that the new digital sign installed for the Olive Tree cost \$22,000. Mary Kless questioned if the business owners were invited to the March 11, 2009 meeting for their input. The businesses were not included in the discussion. Bob again stressed the point that we can not hurt businesses and that all signage can not be eliminated. Mark Grucella questioned the use of extension cords to power these signs. Jeff Simme stated they do so at their own risk and a code does not prohibit their use. Jim Allein stated that he does not care for the temporary signage but would not like to see the "A" signs removed. Signage can be extended out from the building and can be on awnings. The entire Village does not need a blanket restriction. The focus is on the business district and more input from business owners may be necessary. Jeff discussed the current citation of the sign at the Broadway Deli and stated that this will be our test of if it will hold up in court due to the fact that the Central Business District does not allow temporary signs by size restriction. Town code allows for 30 day permits 4 times a year to businesses. Both districts need to use one code for it to be enforceable. Businesses are struggling and it is not clear where the current code starts and stops. Most importantly the HPC will help businesses come up with the best possible signage to attract business. The HPC wants to replicate what is working in other communities. Much more time and thought is needed before acting on this. Jim Allein will call General Code Publishers for input.

A rumor has been circulating of the Opera House looking to purchase a church in Depew. The Opera House is in the process of looking for a new director.

### **Fire Prevention**

The proposal is an attempt to create a new Village Department.

Chapter 79-3B1 is fine

Obstructions are already covered

Fire inspector does not have jurisdiction on street, that goes to the Police to handle.

Chapter 79-3C goes to Code Enforcement Officer

Chapter 79-5C is fine

Chapter 79-7 is inappropriate

Chapter 79-8 goes to the Code Enforcement Officer. CEO's are also Fire Inspectors.

Much of the changes are redundant with State code and there is too much overlap. This needs to be addressed with Art Herdzik before going any further.

### **Guard Dogs**

Definition from Newburgh will be added to Chapter 68. Chapter 68-8 will be split into A & B, Dangerous Dogs and Guard Dogs

### **Educational Obligations**

Erie County has given us the results of the survey for subjects of upcoming work shops. On line tutorials are available. Proof of completion is needed. NYS planning Federation schooling can be carried over from year to year. Four hours are required per calendar year.

Preservation night is Thursday, April 23, 2009. All are invited.

Our next meeting will be May 21<sup>st</sup> and we will address the \$18-20 million project at St. Elizabeth's Home which will include Assisted Living Apartments.

Ed Marki remains as our liason to the Village Board.

Motion made by **Robert Deutschlander** and seconded by **Neil Connelly** at 8:22p.m. to adjourn the meeting.

Ayes: J. Allein, L. Parzynski, R. Deutschlander, M. Grucella,  
N. Connelly, M. Refermat 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