
OFFICIAL MEETING MINUTES-PLANNING COMMISSION

Present: Linda Parzynski, Vice-Chairperson
Robert Deutschlander
Richard Bulman
Mark Grucella
Neil Connelly
Mary Kless (Alternate)
Jeff Stribing, Community Development Director

Absent: James Allein, Chairman
Mary Refermat
Jeffrey Simme, Code Enforcement Officer

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

Vice-Chairperson Parzynski opened the meeting with the Pledge of Allegiance.
Motion made by **Neil Connelly** seconded by **Mark Grucella** to accept the minutes of the April 16, 2009 meeting.

Ayes: L. Parzynski, R. Deutschlander, R. Bulman, M. Grucella,
N. Connelly, M. Kless
Nays: None
Motion Carried (6-0)

Communications

Minutes of the NYMS Architectural Review Committee
27 Central Avenue, 31 Central Avenue, 39/41 Central Avenue and the Podiatrist Office on Broadway have received their Certificates of Appropriateness. The cost for improvements will be shared with the property owners. Items covered are interior work and facades. Historic Preservation Commission will only review exterior work. Exterior improvements must remain for seven years. Property assessments will stay the same but the value of the property increases. By July scaffolding will be going up. Three more buildings may go in front of the Commission as soon as next Thursday. Community Development Corp. can raise funds for a purpose. Campaign goal is to match the \$200,000 grant. Downtown has three cultural institutions which promote tourism. Robert Deutschlander commented that Lancaster's location plays against it for businesses. If the New York Store and Carsons were ever to leave, an entire new area would need to be filled. Funds will need to be raised for some businesses to be able to afford exterior work. No one has ever complained about uneven funding. What benefits one will benefit all. The music store will do two building sides and is wanting to get started. Richard Bulman wondered if anything can be done for Dick Young's building and Jeff Stribing stated that that is part of the Restore NY program. Robert Deutschlander felt this was very well done.

Discussion was opened on the Village Sign Code

Robert Deutschlander feels this is opening up a can of worms. Richard Bulman stated that the code is redundant. Jeff Stribing showed that chapter 152 K Design Standards spells out the 15 sq ft size for signage. Detached signs can be portable signs with wheels or temporary signs under 100 lbs. which are removed each night. Grace Miller discussed the permits which are issued and that the changeable lettering is not allowed. Signs must be printed. The Historic District and the Central Business District need a uniform code. The current permitting process is not working. Jeff Stribing noted that the Central Business District is in the Historic District so putting them under the same rules will help. We either go thru the entire Village or it won't work. Robert Deutschlander felt it could not all be the same due to the fact that some streets require different signage. Richard Bulman stated that there is already plenty of verbage to enforce. Now it is up to the Code Enforcement Officer to forward and to enforce the code. Grace Miller did acknowledge that there are areas of the Village that are acceptable for backlit signs. Mary Kless recommended that the street signs could be designed to delineate the district that they are in. The Elks Lodge is looking to replace their sign. Mark Grucella commented on the shape of the signs. Jeff Stribing stated that 33 Lake Avenue is now protected by the Historic Preservation. Positive promotion needs to be done for the Historic District. Grace Miller stated that there are 244 parcels in the Historic District which were sent an informational pamphlet about what the Historic Commission reviews. There are buildings which do not have historic attributes or significance. These properties will be assessed differently. Work has started to put the Opera House on the National Registry. Robert Deutschlanders feels that signage can not be too restrictive and standardized signs are fine. Neil Connelly would not want businesses to think we are not helpful and against businesses. Robert Deutschlander reminded us of the snow removal and parking issues. Appropriate signs can be just as effective. Signage should be readable and not cluttered. "A" frame signs are specials boards and need to be functional. Delineation of districts should be considered and a reminder that our wind storms do not work well with channel lettering. Robert Deutschlander suggested getting a spokesperson from a sign company to help us accomplish our goal. Grace Miller noted the training presentation/workshop on signage that will be available in July. Linda Parzynski would still like to hear Jeff Simmes' comments on what problems he is running into on the enforcement side of the signage issue. Hunt Realty is an example of inconsistency in signage and Frosty's sign is grandfathered in. Jeff Stribing stated that there is a transition process from a grandfathered sign to current code. Neil Connelly would like a meeting held with Jeff Simme and a signage consultant to tell us what is most effective. Businesses need to be convinced of inefficient signage. Grace Miller did feel that the Lancaster proposal for signs was similar to that of E. Aurora and Amherst.

Motion made by **Neil Connelly** seconded by **Robert Deutschlander** to table discussion due to amount of information.

Ayes: L. Parzynski, R. Deutschlander, R. Bulman, M. Grucella,
N. Connelly and M. Kless

Nays: None

Motion carried (6-0)

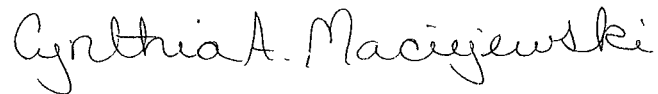
Motion made by Mark Grucella seconded by Mary Kless at 8:24p.m. to adjourn the meeting.

Ayes: L. Parzynski, R. Deutschlander, R. Bulman, M. Grucella,
N. Connelly and M. Kless

Nays: None

Motion carried (6-0)

Respectfully submitted,

A handwritten signature in cursive script that reads "Cynthia A. Maciejewski".

Cynthia A. Maciejewski
Secretary to the Planning Commission

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