

---

OFFICIAL MEETING MINUTES-PLANNING COMMISSION

---

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

Absent: Robert Deutschlander  
Jeff Stribing, Community Development Director

---

Meeting was called to order at 7:03p.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 **Richard Bulman** seconded by **Linda Parzynski** to accept the minutes of the May 21, 2009 meeting.

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

Nays: None

Motion Carried (7-0)

Simme's Village Pub, 99 Aurora Street, Lancaster, NY is applying for a special use permit for outside dining on the upstairs patio. David Janicki submitted an application dated 5/27/09. This application was replaced by an application by Brian Wegner dated 6/12/09. Brian Wegner and his partner David Fritz are leasing to own the building. They will be the operators. The application is for a permit which is exactly the same as one issued in 2004. Code restrictions will apply including no take out service and Chapter 152-100 items A thru F. Richard Bulman questioned whether there were complaints from the past permit. Jeff Simme stated that there were some regarding noise and use after 10p.m. Joyce Bascom who resides at 10 Garfield Street was in attendance and questioned if Brian Wegner needed a valid liquor license to get this special use permit. No section of the ordinance discusses liquor licenses for a special use permit. Mr. Wegner stated that there is a valid liquor license at this time. Richard Bulman stated that there can not be a bar on the outdoor patio for the service of alcohol. The Planning Commission recommends approval to the Village Board. Mark Grucella asked Ms. Bascom what she was here to tell the Commission. Ms. Bascom stated that the last ten years has been hell living next to this business. The parking lot is awful, she can hear everything said on the patio, trees at the corner of the property were damaged, the lights are a problem and it has been a very bad experience. Mary Refermat questioned if the bar was there when she had purchased the house. Ms. Bascom admitted the bar was pre-existing. The bar has been there since 1928. Mr. Wegner stated that they cater to an

older clientele and keeps the prices up so as to discourage a young clientele. They do not have a late crowd and are usually out of there by 10:30p.m. Richard Bulman stated that the permit is revocable if there are any problems and the police and CEO will enforce this.

Motion made by **Richard Bulman** seconded by **Mary Refermat** to approve the special use permit for outside dining due to the fact that it is revocable and there will be a public hearing.

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

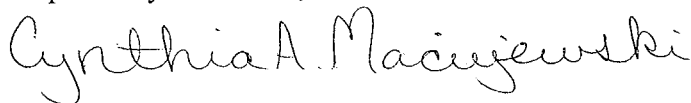
### **Sign Code**

Signage needs to be brought under one uniform code. In historic times signs were used. Writing was all over the windows because businesses do need signage. Mary Kless again questioned the use of signs to designate areas of the community. Jim Allein stated that there is a potential for a lawsuit if this is done based on discrimination. Jeff Simme explained that temporary signs do not need permits in the Village of Lancaster which makes enforcement of these difficult. Richard Bulman stated that the Historic Commission's version of the sign code is too restrictive. Linda Parzynski requested the distribution of the Town Sign code for the next meeting. Mark Grucella felt there must be an alternative to temp. signs. They do not look good or withstand the weather. Jeff Simme will submit a proposal for the Commission to review. First of all the Central Business District (CBD) and the Historical District (HD) need to be combined. Electric signs will need to be addressed before one is proposed. The feeling is that a ban is needed on LCD signs in the CBD and HD. No new progress to report on the façade project.

Motion made by **Linda Parzynski** seconded by **Neil Connelly** at 7:59p.m. to adjourn the meeting.

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