
OFFICIAL MEETING MINUTES-PLANNING COMMISSION

Present: James Allein, Chairman
Linda Parzynski, Vice-Chairperson
Richard Bulman
Robert Deutschlander
Mary Refermat
Neil Connelly
Mary Kless
George Pease, Code Enforcement Officer

Absent: Mark Grucella
Jeff Stribing, Community Development Director

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.

Chairman Allein opened the meeting with the Pledge of Allegiance.

Motion made by **Linda Parzynski** seconded by **Neil Connelly** to accept the minutes of the June 18, 2009 meeting.

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

Nays: None

Motion Carried (7-0)

Grace Miller, Secretary of the Historic Preservation Commission was in attendance. Grace submitted a proposal for the revised sign code. The intent is to meet in September to finalize a new signage code.

David Kral, representative for Brandel Avenue project, submitted necessary EAF. The project consists of a 40'x112' storage building with 4 large doors for trucks. Vehicles will be stored inside along with pools and pool products. No chemicals will be inside the building. This building is not being used by Lakeside Concrete. The current building being used is difficult for the trucks to access. The new building will have a concrete floor. No additional outside lighting is proposed at this time. There is existing outside lighting on the property. Dumpster near property is owned by the railroad and is not owned by Poolside Leasing. Rear end of property has natural vegetation and some fencing. There are two gaps in the fencing. The dirt that is there is clean topsoil brought from jobs. This soil could be used for a berm but berms are difficult to maintain. Richard Bulman asked where the water was going to go from run off and what drainage plan was in place to prevent run off to neighboring properties. No drainage plan or elevations were submitted. This should have been done prior to meeting so that the members could review plan. Final grade is an issue because there may not be a water sewer to catch this. The natural grade of the property runs north to south. Richard Bulman would like to see a plan in black and white. David Kral did state that the run offs

from the buildings have never been a problem nor has there been a problem with standing water on the property. The building will be on the highest point of the property. George Pease suggested voting on the project with the condition of an approved grading and drainage plan. Robert Deutschlander had clarified that this project is not increasing the traffic to and from the property. David Kral stated that they do all they can to keep traffic off of Brandel Avenue and hopes that the County would move more quickly to develop the road along the tracks. At this time the railroad rarely operates. No repair to vehicles will be done in the new building due to it not being heated. All vehicles will be stored inside of the building, soil and stone will be outside.

Motion made by **Robert Deutschlander** seconded by **Richard Bulman** to approve the site plan with the following four conditions

1. Mark Gee, DPW Superintendent, approves the grading and drainage plan to be submitted
2. Burm or plantings to the rear of the building
3. George Pease, Code Enforcement Officer, approves lighting plan specifically the west and north side of the property
4. Elevations must be submitted of building and land

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

Nays: None

Motion Carried (7-0)

James Allein will send a letter to the Village Board asking them to pressure Erie County to develop the road along the tracks so that all commercial traffic would be moved off of Brandel Avenue.

Motion made by **Robert Deutschlander** seconded by **Richard Bulman** to accept revised SEQR.

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

Nays: None

Motion Carried (7-0)

Old Business

Family Video is currently renting adult videos. They have been ticketed. Recollection of members was that adult videos would not be allowed at the Lancaster location. The words substantial or significant in our code are what need to be better defined. We will review this code at the next meeting. Old Kornacki buildings on Broadway are coming down. Property was purchased by the Olive Tree. No word from St. Elizabeth's Home about renovations. No change at old Lindy's Café.

Motion made by **Linda Parzynski** seconded by **Mary Refermat** at 8p.m. to adjourn the meeting.

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

Nays: None

Motion Carried (7-0)

Respectfully submitted,

Cynthia A. Maciejewski

Cynthia A. Maciejewski
Secretary to the Planning Commission

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