
OFFICIAL MEETING MINUTES-PLANNING COMMISSION

Present: James Allein, Chairman
Linda Parzynski, Vice-Chairperson
Robert Deutschlander
Mark Grucella
Mary Refermat
Neil Connelly
Jeff Stribing, Community Development Director
Jeff Simme, Code Enforcement Officer

Absent: Richard Bulman
Mary Kless

Members of the Historic Preservation Commission were in attendance including Chairman Michael Meyer, Secretary Grace Miller and members William Harnack and Jason Hassett.

Meeting was called to order at 7p.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.

West Main Street Redevelopment-Robert Harris of Wm. Schutt & Associates presented the preliminary plan. Wm. Schutt & Associates was retained by the CDC. West Main Street will extend from Central Avenue to Aurora Street and continue to be a one way street possibly continuing to a round about at Pleasant Avenue. A new complete topo map has been created. Part or all of the BOCES building will be removed. It is more cost effective to remove the entire building. However, Save-A Lot does have a lease agreement for space and that portion of the building may need to remain. A concrete retaining wall would be constructed on each side of West Main Street. The wall would be slightly above the street and would be store front ready. The bearing could support a three story building upon design. Soil bearing tests have been done. Proposed grade will turn back the clock approximately 50 years. Utilities would be properly located. Sidewalks would be open aggregate. The estimated cost is \$850,000., which does not include removal of buildings. The CDC can not build a building but it can help a company in locating. The questions are "Why do this?" and "How to properly do this?" If it is to only bring in a store like Dollar Store which is not the ideal retailer for a Historic District, is it fiscally responsible? Green space should be maintained. This needs to be a walk-able community. Green space along the creek would tie in nicely with Fireman Park. A mural on the water tower is a proposal and needs to be studied. The step we take today needs to bring us closer to our goal of tomorrow. Residential development will sell in this area. Small shops will not succeed alone. They need to be

supported by upper level offices and residential in a three level Master Plan. CDC has looked at partnering with a local developer and friends to keep the best interest of Lancaster at heart. We need to be ready for the next opportunity when it comes around. If the Town and Village merge the Village residents are financially responsible. Some commitment from developers is necessary for responsible development. The Village has consistently been “too big for the small guy and too small for the big guy”. Roundabouts are supported by the DOT and will only be used if they fit. Curving the road to the north hinders wrong way use of the road. Improving the Village will improve the Town and tonight we decide if the benefits will outweigh the cost and if this is the right direction for the Village.

Motion made by Neil Connelly seconded by Robert Deutschlander to recommend the West Main Street Extension Preliminary Plan with the following conditions:

1. In line with the original look, feel and function of West Main Street
2. Direct traffic to the north toward possible roundabout
3. All designs to be within code or variances sought
4. Sidewalks will be open aggregate
5. Street lighting to be approved
6. Future plans of project will be approved by a joint commission, naming both commissions, Historic Preservation Commission and Planning Commission

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

Nays: None

Motion carried (6-0)

Budget Proposal for 2010-2011 Fiscal Year

Personal Services	\$5,000.
Office Supplies	150.
Dues & Subscriptions	250.
Professional Services	500.
Consultant	1,000.
Postage	500.
Expense & Travel	700.
Education & Training	2,000.
Total	10,100.

Motion made by Linda Parzynski seconded by Mary Refermat to accept the minutes of the November 19, 2009 meeting.

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

Nays: None

Motion carried (6-0)

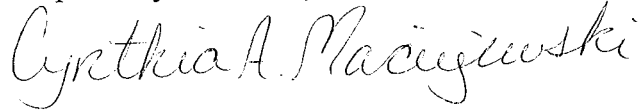
Motion made by Neil Connelly seconded by Mark Grucella at 9:04p.m. to adjourn meeting.

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

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