
OFFICIAL MEETING MINUTES-PLANNING COMMISSION

Present: James Allein, Chairman
Robert Deutschlander
Richard Bulman
Mark Grucella
Mary Refermat
Neil Connelly
Michelle Czech
Jeffrey H. Simme, Code Enforcement Officer

Absent: Linda Parzynski, Vice-Chairperson
Mary Kless
Jeffrey Stribing, Community Development Director

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

Mark Grucella led the Pledge of Allegiance.

Chairman Allein introduced and welcomed our newest member Michelle Czech. She has been involved in the floodplain fight in which 320 houses are included by new FEMA standards. Richard Bulman explained the nuclear density test that was done and thought the freeboard must be higher than before.

Motion made by **Robert Deutschlander** and seconded by **Neil Connelly** to accept the minutes from the September 9, 2010 meeting with the correction of the spelling of Allen Street on page 2.

Ayes: J. Allein, R. Deutschlander, R. Bulman, M. Grucella, M. Refermat, N. Connelly, M. Czech

Nays: None

Motion Carried (7-0)

Site Plan Review

Lancaster Key Bank Branch at 5211 Broadway, 3,900 sq ft bank on the existing property of Family Video with ATM on auto-teller. The concern is a 6' high block wall which will be amended to an 8" block with a trench footer below the frost line. Chipped surface does not show color change. No maintenance is required on wall. Wall needs to be moved out of front yard setback so that it does not block view for neighbors exiting driveways. This is a 25' setback from Irwinwood. Wall can be 3' high solid in front yard. Dumpster has adequate turning radius for trucks and is gated. Drainage from Family Video is adequate to accommodate for this building. Parking spaces exceed code. Traffic flow is 9-5 and works opposite of the high traffic hours of Family Video. Egress to Broadway is a right turn only. Signage on Broadway and on pavement are in place and must be maintained. There is not a possibility of acquiring the first lot on Irwinwood because it is not necessary for the project. Snow storage at rear could extend to wood fence of third property on Irwinwood or the north line of Hanna Street. The rezone a year ago made this project possible. The plans submitted are well done and much appreciated. Snow storage runoff is graded to the side drainage. Run off should not go to neighboring properties.

Motion made by **Richard Bulman** and seconded by **Robert Deutschlander** to approve project with the following three conditions.

1. Solid wall needs to be a maximum of 3' in height in 25' front yard setback from Irwinwood

2. Snow storage wall will extend north south back to property line to wood fence of third property on Irwinwood which is north line of Hanna Street
3. The Department of Public Works Engineering Consultant will review and approve drainage affecting neighboring properties from rear snow storage

Ayes: J. Allein, R. Deutschlander, R. Bulman, M. Grucella, M. Refermat, N. Connelly, M. Czech
Nays: None

Motion Carried (7-0)

The time schedule is to obtain a building permit in 30 days and to break ground early spring.

Motion made by **Neil Connelly** and seconded by **Mark Grucella** to move for a negative declaration.

Ayes: J. Allein, R. Deutschlander, R. Bulman, M. Grucella, M. Refermat, N. Connelly, M. Czech
Nays: None

Motion Carried (7-0)

Proposed budget for 2011/2012 has a reduction in spending of \$100.00 and totals \$10,200.00

Motion made by **Robert Deutschlander** and seconded by **Michelle Czech** to approve the budget for 2011-2012.

Ayes: J. Allein, R. Deutschlander, R. Bulman, M. Grucella, M. Refermat, N. Connelly, M. Czech
Nays: None

Motion Carried (7-0)

Discussion to amend Chapter 92

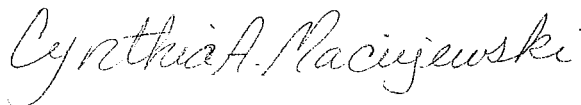
A Certificate of Appropriateness would have a time limit and may be renewed. All changes to exterior require a CofA if not done in one year you must renew or the Commission can deny. Commission can change their mind. The hope is for projects to be completed in a timely manner. The Planning Commission would like to know the true intent for this code change before making a recommendation.

Motion made by **Robert Deutschlander** and seconded by **Richard Bulman** at 8:10 p.m. to adjourn the meeting.

Ayes: J. Allein, R. Deutschlander, R. Bulman, M. Grucella, M. Refermat, N. Connelly, M. Czech
Nays: None

Motion Carried (7-0)

Respectfully submitted,



Cynthia A. Maciejewski
Secretary to the Planning Commission

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