
OFFICIAL MEETING MINUTES-PLANNING COMMISSION

Present: James Allein, Chairman
Robert Deutschlander, Vice-Chairman
Linda Parzynski
Mark Grucella
Neil Connelly
Mary Refermat (7:20pm)
Mary Kless
Michelle Czech
Jeffrey Simme, Code Enforcement Officer

Absent: Richard Bulman

Meeting was called to order at 7:02pm by Chairman Allein in the Council Chambers of the Lancaster Municipal Building, 5423 Broadway, Lancaster, New York.

Michelle Czech led the Pledge of Allegiance.

Motion made by **Robert Deutschlander** and seconded by **Mary Kless** to accept the minutes from the May 19, 2011 Planning Commission Meeting.

Chairman Allein	Voted Yes
Vice-Chairman Deutschlander	Voted Yes
Member Parzynski	Voted Yes
Member Bulman	Was Absent
Member Grucella	Voted Yes
Member Connelly	Voted Yes
Member Refermat	Not in Attendance
Member Kless	Voted Yes
Member Czech	Voted Yes

Motion carried

Site Plan Review

Tom's Pro Bike Expansion, 3687 Walden Avenue, 5,356 sq ft two story addition. Thomas Lonzi, owner of Tom's Pro Bike was present and explained that the business is fourteen years old and specializes in better quality bikes. His customers are from Lancaster and travel all the way from Rochester and Syracuse. The plan is to expand and build around the existing store. The house at 3695 Walden Avenue, garage and shed will be demolished to make room for the expansion. Four to six more employees will be hired to staff the enlarged showroom and store. Buildings to be demolished will be done this fall and construction will start in early spring.

Motion made by **Robert Deutschlander** and seconded by **Linda Parzynski** to recommend with the following conditions:

1. The three trees at the corner of Walden and Iroquois Avenue will be replaced by bushes that measure less than 3' in height
2. Driveway off of Walden Avenue will be an entrance only with proper signage provided, Iroquois Avenue will be an entrance and exit
3. Light must be provided over rear door for security purposes
4. If at any time a dumpster is acquired it will be fully enclosed and screened

Chairman Allein	Voted Yes
Vice-Chairman Deutschlander	Voted Yes
Member Parzynski	Voted Yes
Member Bulman	Was Absent
Member Grucella	Voted Yes
Member Connelly	Voted Yes
Member Refermat	Voted Yes
Member Kless	Voted Yes
Member Czech	Voted Yes

Motion carried

Motion made by Neil Connelly and seconded by Robert Deutschlander to move for acceptance of Negative Declaration.

Chairman Allein	Voted Yes
Vice-Chairman Deutschlander	Voted Yes
Member Parzynski	Voted Yes
Member Bulman	Was Absent
Member Grucella	Voted Yes
Member Connelly	Voted Yes
Member Refermat	Voted Yes
Member Kless	Voted Yes
Member Czech	Voted Yes

Motion carried

Communications

Letter from NYDOT stating that there is not a need to restrict no left turn out of Key Bank onto Broadway. A letter will be sent to the NYDOT asking them to revisit the situation due to recent changes at Olive Tree and accidents witnessed on this section of Broadway with police reports.

Motion made by Linda Parzynski and seconded Mary Kless to adjourn the meeting at 8:07p.m.

Chairman Allein	Voted Yes
Vice-Chairman Deutschlander	Voted Yes
Member Parzynski	Voted Yes
Member Bulman	Was Absent
Member Grucella	Voted Yes

Member Connelly
Member Refermat
Member Kless
Member Czech
Motion carried

Voted Yes
Voted Yes
Voted Yes
Voted Yes

Respectfully submitted,

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

Cynthia A. Maciejewski
Secretary to the Planning Commission