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OFFICIAL MEETING MINUTES-PLANNING COMMISSION

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Present: James Allein, Chairman  
Robert Deutschlander, Vice-Chairman  
Richard Bulman  
Linda Parzynski  
Mark Grucella  
Neil Connelly  
Mary Refermat  
Mary Kless  
Michelle Czech(7:10pm)  
Jeffrey H. Simme, Code Enforcement Officer

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

Richard Bulman led the Pledge of Allegiance.

Motion made by **Robert Deutschlander** and seconded by **Mary Refermat** to accept the minutes from the October 13, 2011 Planning Commission meeting.

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

**Motion Carried**

**Site Plan Review**

PRZ Technologies, 5490-5496 Broadway, 3,780 sq ft addition. Contacts are Walter M. Przybyl Jr. and Karan Andrea. At PRZ they develop systems and processes to manufacture parts for other companies. They also assemble and manufacture components. 5494 and 5496 Broadway have become available east of the existing building. The existing building is landlocked from Broadway. This acquisition would allow a driveway from Broadway and make building

maintenance easier. The expansion would initially provide parking spaces. The future expansion would provide 3,780 sq ft of additional building space. The exterior of the building would stay consistent with the existing building. Traffic pattern will continue onto School Street and two garages will be removed. Houses will remain and be improved upon but still used as rental properties. The lots with the homes will need to meet code regarding lot size and setbacks. Richard Bulman and Robert Deutschlander visited the facility and were very impressed. This business has grown from 1 to 23 employees and is quite the secret of the Village. Three trees are to be removed behind 5496 Broadway due to increased parking spaces. These trees have caused problems for the roof and are over matured and pose a hazard. Mark Grucella asked the time table for the addition which is going to be 1-3 years. The driveway will be done in 2012 and the 2 garages demolished. A fence along the back property line will be provided for Holland Avenue properties. The fence could need Historic Preservation Commission approval. Linda Parzynski did question the illumination over doors and it will be provided over man doors and bay doors. The dumpster is currently on the west side of the property and within a stockade fence. Jeff Simme confirmed that the zoning is C1 and is a nonconforming use and can be extended 25% and still be within code.

Motion made by **James Allein** and seconded by **Richard Bulman** to recommend with the following conditions:

1. The building permit must be obtained within one year or the petitioner will return for an extension from the Village Board
2. Lights must be provided over man doors and bay doors

Motion made by **Neil Connelly** and seconded by **Linda Parzynski** to move for acceptance of Negative Declaration on the short form SEQR of PRZ Technologies.

|                             |           |
|-----------------------------|-----------|
| Chairman Allein             | Voted Yes |
| Vice-Chairman Deutschlander | Voted Yes |
| Member Parzynski            | Voted Yes |
| Member Bulman               | Voted Yes |
| 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 Richard Bulman and seconded by Mary Refermat to move for acceptance of Negative Declaration for the Benderson project at Walden and Central Avenue.

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

**Motion Carried**

Jeff Simme stated that a fence will go in for this project and the stacking will need to meet current code.

Motion made by Robert Deutschlander and seconded by Mark Grucella to adjourn the meeting at 8:05p.m.

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

**Motion Carried**

Respectfully submitted,



Cynthia A. Maciejewski  
Secretary to the Planning Commission



# Village of Lancaster

PLANNING COMMISSION

MUNICIPAL BUILDING

5423 BROADWAY

LANCASTER, NEW YORK 14086

James Allein, Chairman  
Village of Lancaster Planning Commission

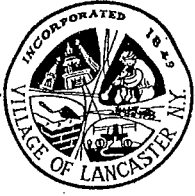
WHERE: Municipal Building, 5423 Broadway, Lancaster, NY 14086

DATE: December 15, 2011

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The December meeting of the Planning Commission has been canceled.

Happy Holidays!



# Village of Lancaster

PLANNING COMMISSION

MUNICIPAL BUILDING

5423 BROADWAY

LANCASTER, NEW YORK 14086

James Allein, Chairman  
Village of Lancaster Planning Commission

WHERE: Municipal Building, 5423 Broadway, Lancaster, NY 14086

DATE: January 19, 2012

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- 7:00 P.M. Pledge of Allegiance  
Review minutes from November 17, 2011 Planning Commission Meeting  
Review Correspondence
- 7:15 P.M. Site Plan Review-Quick Cut Gasket & Rubber Corp., 192 Erie Street, 1,800sq ft addition.  
Contact person is Scott Steinbruckner, Vice-President at 716-684-8628