
OFFICIAL MEETING MINUTES-PLANNING COMMISSION

Present: James Allein, Chairman
Robert Deutschlander, Vice-Chairman
Linda Parzynski
Richard Bulman
Mark Grucella
Neil Connelly
Mary Refermat
Michelle Czech(Alternate)
Mayor William Cansdale
Arthur Herdzyk, Village Attorney
Jeffrey Simme, Code Enforcement Officer

Excused: Mary Kless(Alternate)

Meeting called to order at 7:00p.m. by Chairman Allein in the Council Chambers of the Lancaster Municipal Building, 5423 Broadway, Lancaster, New York.

Neil Connelly led the Pledge of Allegiance.

Motion made by **Robert Deutschlander** and seconded by **Neil Connelly** to accept the minutes from the February 16, 2012 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 Czech	Alternate

Motion Carried

Chairman Allein did attend the NYSF Conference in Saratoga Springs on April 15-17, 2012. Training registration forms are available for the workshop at ECC North Campus. The Town workshop is May 24th regarding Affordable Housing/Land Use Tools

Site Plan Review-Harper Expansion 2012, 100 W. Drullard Avenue, 22,400 sq ft office, 7,000 sq ft lab, 13,800 sq ft manufacturing facility. Arthur Herdzyk began the discussion by explaining

Harpers request for 20' of West Drullard to be turned over to them which can not be used to land lock other properties. Currently there are three easements. The Right to pass easement is 20' wide and no building will be done on this property. Utility easements extend 60' for lines and maintenance. Wayne Robinson, CEO of Harper International, stated that the width of the right of way will stay as is today. The property sale is contingent on the right to pass easement. The sanitary sewer is 12' deep. The 30' easement may be necessary at W. Drullard continuation and Sheldon. Therefore 30' is in the best interest of the Village. The electrical easement is for the overhead wires which will be removed and relocated underground to office and overhead in manufacturing as per NYSEG. The pavement will not be diminished at all. The fire hydrant is in the road right of way and is not a factor. These sewer lines affected do not service any residences and no water is used in operation. Harper is producing carbon fiber equipment which they have a monopoly on and are predominately global. Developing with MIT carbon fiber and mass produces a thimble of a chemical into a large quantity of it. The business needs to be comfortable in the building. Harper does outsource manufacturing but do try to keep it local. There is a site plan change due to Link Avenue not having an easement for its use. The first 120' of Link Avenue is a Village street but the remainder is privately owned. Access to this area is being denied. Parking is sufficient as exist but more parking will be necessary, without this easement onto the private portion of Link Avenue the project will not go forward. Harper would like to begin construction July 1st. Landscaping will be provided and old storage building will be removed for parking. Entrance ways and signs will be lit by LED light packs directed downward.

At 7:50pm Chairman Allein requested a motion to move into Executive session. Arthur Herdzik did give rules of Executive session. **Richard Bulman** made the motion and **Robert Deutschlander** seconded.

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 Czech	Alternate

Motion Carried

Motion to return from Executive session was made by **Linda Parzynski** and seconded by **Mary Refermat.**

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 Czech	Alternate

Motion Carried

Motion made by Robert Deutschlander and seconded by Richard Bulman to recommend the site plan for Harper Expansion 2012 with one condition:

1. 30' Right to Pass easement to be centered on existing 20' utility easement

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 No
Member Czech	Alternate

Motion Carried

Motion made by Neil Connelly and seconded by Linda Parzynski to move for acceptance of Negative Declaration on the long form SEQR of Harper Expansion 2012.

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 Czech	Alternate

Motion Carried

Pay for Commission members will be increased to \$75.00 and \$100.00 for the Chairperson.

Motion made by Robert Deutschlander and seconded by Linda Parzynski to nominate James Allein as Chairman of the Planning Commission.

Chairman Allein	Abstain
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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 Czech	Alternate

Motion Carried

Motion made by Mary Refermat and seconded by Mark Grucella to nominate Neil Connelly as Vice-Chairman of the Planning Commission.

Motion made by Neil Connelly and seconded by Richard Bulman to nominate Linda Parzynski as Vice-Chairperson of the Planning Commission.

Neil Connelly declined the nomination. Secretary to cast one ballot.

Chairman Allein	Voted Yes
Vice-Chairman Deutschlander	Voted Yes
Member Parzynski	Abstain
Member Bulman	Voted Yes
Member Grucella	Voted Yes
Member Connelly	Voted Yes
Member Refermat	Voted Yes
Member Czech	Alternate

Motion Carried

Motion made by Chairman James Allein and seconded by Richard Bulman to nominate Cynthia Maciejewski as Secretary of the Planning Commission.

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 Czech	Alternate

Motion Carried

Michelle Czech was excused from the meeting. Neil Connelly submitted 8 hours earned during the Association of Towns. Minutes are to be sent to commission members with agendas, double sided in 6"X9" envelopes.

Motion made by Mark Grucella and seconded by Mary Refermat to adjourn the meeting at 8:50p.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

Motion Carried

Respectfully submitted,



Cynthia A. Maciejewski
Secretary to the Planning Commission

