

**OFFICIAL MEETING MINUTES-PLANNING COMMISSION**

Present: James Allein, Chairman  
Linda Parzynski, Vice-Chairperson  
Richard Bulman  
Robert Deutschlander  
Mark Grucella  
Neil Connelly  
Mary Refermat  
Mary Kless (Alternate)  
Matt Fischione, Code Enforcement Officer  
Excused: Shawn Marshall, Code Enforcement Officer

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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.

Chairman Allein led the Pledge of Allegiance.

Motion made by **Mary Refermat** and seconded by **Robert Deutschlander** to accept the minutes of the June 15, 2017 Planning Commission meeting.

Chairman Allein	Voted Yes
Vice-Chairperson Parzynski	Voted Yes
Richard Bulman	Voted Yes
Robert Deutschlander	Voted Yes
Mark Grucella	Voted Yes
Neil Connelly	Voted Yes
Mary Refermat	Voted Yes
Mary Kless	(Alternate)

**Motion Carried**

**SITE PLAN REVIEW**-Depew Milk Co., Inc., 3600 Commerce Parkway, proposed 9,240 sq ft. building to be used for a dairy distribution business. Frank Weiland, Tim Lavocat and Edward Wargala presented the project. Mr. Wargala discussed the history of Depew Milk and stated that it is a 97 year old family business and being run by the fourth generation of Wargala's. Distribution to school districts is 80% of their volume.

The building will be used as an office and distribution center. The building is a functionally efficient metal structure. The building will meet ADA requirements including a wheel chair lift at the office entrance but is not a building where the general public will come to. The cooler is 4,000 sq ft. and does not contain ammonia. Three compressor units will maintain the cooler temperature at 35 degrees and the heat emitted from the compressors will be used to heat the building.

The parking area will comprise of millings and be used for employee vehicles and trucks for distribution.

A security video system is required due to the product being distributed to children. A gate and/or fence may be installed for protection if necessary.

There are three employees in the office during the day. There will be 15 trucks and 3-4 trailers in the parking lot. Drivers will leave the facility between 4-6 a.m. and return between 12-2p.m. There are no Saturday, Sunday and holiday deliveries. All drivers are drug tested and school bus drivers are sometimes used during the summer months. Truck maintenance on site is limited to safety items such as mirrors or light bulb replacement. Servicing of the vehicles is done off site.

The site will have a front detention basin and will be landscaped. Follow up will be done by Tim Lavocat with Watts Engineering to have the Storm Water Management approved by William Cansdale, Superintendent of the Dept. of Public Works. NYSEG has suggested adding vehicle impact balards on the site. A dumpster will be located at the rear of the building and is fully enclosed. The unit will be picked up regularly. Very little garbage is generated from the facility and even returned milk is recycled and sent off site. Trucks will enter from Central Avenue and a wide apron will be installed for trucks and trailers to pull in without blocking the road.

The east side of the building to the property line does allow for 11' of access and the building is non-combustible. A response letter from the Fire Chief is needed.

The site does get inspected by 5 health agencies including the Federal FDA and has an A1 rating. Buffalo Exterminating does check the site every four weeks.

The site is near the bike path and no sidewalk is provided for but the applicant will make his drivers aware of the pedestrian activity in the area as a safety concern.

Motion made by Robert Deutschlander and seconded by Richard Bulman to recommend approval of the Depew Milk site plan with the following condition:

Approval letter received from the Fire Chief

Chairman Allein	Voted Yes
Vice-Chairperson Parzynski	Voted Yes
Richard Bulman	Voted Yes
Robert Deutschlander	Voted Yes
Mark Grucella	Voted Yes
Neil Connelly	Voted Yes
Mary Refermat	Voted Yes
Mary Kless	Alternate

**Motion carried**

Motion made by Neil Connelly and seconded by Linda Parzynski to recommend a Negative Declaration of the SEQR for Depew Milk.

Chairman Allein	Voted Yes
Vice-Chairperson Parzynski	Voted Yes
Richard Bulman	Voted Yes
Robert Deutschlander	Voted Yes
Mark Grucella	Voted Yes

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Neil Connelly	Voted Yes
Mary Refermat	Voted Yes
Mary Kless	Alternate

**Motion carried**

Lucas James has not made application for a building permit but has received a zoning variance for the project on Sawyer Avenue. A reminder will be given to him by Matt Fischione, Code Enforcement Officer.

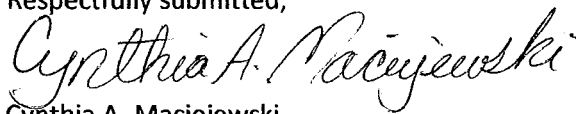
Kulback Construction may have a project for our September meeting.  
The CDC will be meeting to vote on a proposal for West Main Street.

Motion made by Neil Connelly and seconded by Mary Refermat to adjourn the meeting at 7:52p.m.

Chairman Allein	Voted Yes
Vice-Chairperson Parzynski	Voted Yes
Richard Bulman	Voted Yes
Robert Deutschlander	Voted Yes
Mark Grucella	Voted Yes
Neil Connelly	Voted Yes
Mary Refermat	Voted Yes
Mary Kless	Alternate

Motion carried

Respectfully submitted,



Cynthia A. Maciejewski  
Secretary to the Planning Commission