

## SPECIAL MEETING MINUTES

### Attendance:

- Richard C. Bulman \*
- Robert J. Deutschlander \*
- Steven Vriesen
- Mark K. Grucella \*
- Mary Kless \* [7:06 PM]
- James B. Allein \*
- Linda Parzynski \*
- Mary F. Refermat \*
- William R. Natalzia
- Jeffrey H. Simme \*
- Timothy R. Schaefer

Arthur A. Herdzik, Village Attorney (Ad-hoc Member)

*Note: \* indicates those present*

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**Richard C. Bulman** called the meeting to order at 7:02P.M.

### Listed Correspondence –

**Site Plan Review – Stroehmann Distribution Center** – located at 2900 Commerce Parkway – Pete Juremka with Milletto Realty, Williamsville, New York 14221.

GW Western Bakers of Canada consolidating three (3) facilities: Amherst on Lawrence Bell Drive (leasing), Kaufman's on Fillmore Avenue (auctioned) and Distribution Center on Broadway (for sale), to be combined into one central location.

JB Allein inquired about anticipated traffic flow. P Juremka – 4:00 A.M. to 9:00 P.M. and will have 2 roads for egress and will be staggered and every night the facility is empty.

RJ Deutschlander inquired where delivery trucks are kept. P Juremka – vehicles are kept in the yard overnight (southside of property).

RC Bulman informed M.R. Harrington, Zaepfel Development Co., Inc. approval contingent upon other entities within the community signing off on, i.e., drainage structures and grading plan, which will be required. Mr. Harrington has a completed proposal from Silvestri Architects, PC for all requirements.

RC Bulman stated the orientation of the building really takes advantage of the corner property and it will be amenable to the rest of Industrial Park and will be an asset to the Village.

JB Allein inquired about lighting. P Juremka stated there will be 100% lighting off the building, perimeter site lighting.

MK Grucella inquired about parking. JH Simme stated parking is sufficient.

RJ Deutschlander inquired about detail of front of building (northeast elevation which faces the corner).  
P Juremka - The exterior will be split face concrete block, 8' high.

L Parzynski inquired about signage. MR Harrington – will be designed in conjunction with Stroehmann and any codes presently in the Industrial Park.

Anticipate March 2005 to break ground for construction.

A Motion was made for approval of the Stroehmann Distribution Center as presented.

Motioned by **Robert J. Deutschlander**, seconded by **Linda Parzynski**.

**Carried: 7-0**

**Other Business -**

**Old Business:**

**Scheduling of Next Meeting –**

Motion to adjourn this meeting, motioned by **Robert J. Deutschlander**, seconded by **Mark K. Grucella**. Meeting adjourned at 7:28 P.M.

**Carried 7-0.**

Respectfully submitted,



Patricia A. Slawiak  
Planning Commission Secretary

[12152004 special meeting minutes.doc]

cc: W. G. Cansdale, Mayor  
Village Board of Trustees  
W. R. Natalzia, Supt. DPW  
J. H. Simme, Building Department  
T. Derkovitz, Village Clerk  
K. W. Delzer, Zoning Board Chairman  
T. R. Schaefer, Fire Chief  
J. Keysa, Historical District