

PRESENT Doreen Albee, Joe Sorce, Nick Schaefer, Josh Janese, David Giusiana, Shannon Fundis, Donna Cassick

EXCUSED Rick Haight

CALL TO ORDER Doreen Albee called the meeting to order at 6:42pm.

MINUTES A motion was made by Josh Janese seconded by Joe Sorce and passed unanimously to approve the January 8, 2024 meeting minutes.

OLD **780 Center – Ellicott Development**

BUSINESS Tom Wolf of Ellicott Development presented updates for the proposed conversion from commercial to residential space at 780 Center Street. Wolf mentioned extensions to sidewalks, as well as the addition of greenery throughout the property to ‘green up’ around this building. Wolf stated that the landscaping will include 172 different plants, a mixture of deciduous trees, spruce trees, evergreen trees, and flowering shrubs. The north elevation (Onondaga side) will have forester grasses that grow vertical up to 5-6 feet. Existing parking spaces are also being utilized to add more greenery, as well as a gazebo for outdoor space in front of the building. A request was made to connect the sidewalk from the building to the public sidewalk on either the east or west side of the building.

A motion was made by Doreen Albee and seconded by David Giusiana to accept the site plan, landscaping plan, and sidewalk as proposed; to include a sidewalk that connects the northwest corner of the building to the proposed sidewalk that will be on the Onondaga side of the property. We approve the plan of the construction of the apartments on the first level contingent that the funds necessary to cover the expense of the landscaping and sidewalk if uncompleted be held in cash funds or bond in support of the completion of the site plans in the event that the weather conditions do not permit proper planting and completion prior to the issuance of the certificate of occupancy.

Shannon Fundis polled the board and the motion passed with the following results:
Sorce – Yes Janese – Yes Schaefer – Yes Giusiana – Yes Albee - Yes

Lewiston Public Art Project – Art Frames

A motion was made by David Giusiana seconded by Nick Schaefer and passed unanimously to table this discussion until the March Planning Meeting, due to Dan Buttery being unable to attend this meeting.

NEW **795 Center – Rellim Hair & Makeup Design Studio**

BUSINESS A motion was made by David Giusiana seconded by Josh Janese and passed unanimously to approve the wall, under canopy and cabinet sign as presented for Rellim Hair & Makeup Design Studio.

625 Center – Century 21

A discussion ensued on the proposed sign for Century 21. The property owner’s approval letter for the sign states that they do not approve of lighting of any kind. Business owner Eric Winklhofer stated that the light bulbs have been removed from the sign.

A motion was made by Nick Schaefer seconded by Joe Sorce and passed with four yes votes to approve the Century 21 ground sign as presented, with the lighting issue taken care of. David Giusiana abstained.

400 Plain – Full Circle Mind Body

A motion was made by Josh Janese seconded by Joe Sorce and passed unanimously to approve the wall, window and two-sided ground sign with solar powered lights for illumination as presented for Full Circle Mind Body. Doreen Albee reminded

the business owner not to direct lighting towards traffic, to only point it towards the ground sign.

820 Center – Reid Petroleum/Crosby's

Chris McCaffrey of Ulrich signs presented plans for sign rebranding at 820 Center Street. Reid Petroleum owns Crosby's, and they are converting all Exxon locations to Crosby's. The Historic Preservation Commission requested to not have the panel for the awning sign to project above the canopy as we have proposed. They approved a smaller sign with a smaller set of letters that will fit within the side of the canopy.

A discussion ensued on prior variances approved for this location. Doreen Albee said that in the Village Code, canopy signs are only permitted to be a maximum of 6 SF. A variance for this sign was approved in October of 1998 to allow a sign of 11.6 SF. This sign you are applying for is 16 SF.

Shannon Fundis provided documentation from the property file, presenting a sign application dated October 28, 1998, two weeks after the variance for the sign canopy was granted, which stated that the Mayor and project manager agreed to reduce the ground sign that was approved to 64.5 SF, to allow a second sign of 35.5 SF. There have been many canopy sign changes over the years, and they all appear to be roughly the same size. Doreen Albee stated that this board can make a determination on this sign per the Village Code.

A motion was made by Nick Schaefer and seconded by Josh Janese to approve the smaller version of the awning sign, to not project above the canopy height.

Shannon Fundis polled the board and the motion passed with the following results: Schaefer – Yes Sorce – Yes Janese – Yes Giusiana – Yes Albee – Yes

A discussion ensued on the ground sign and concerns were addressed on the Crosby's Coffee cabinet sign. Giusiana stated that they are the same company, that is like having two of the same type of sign for one business. If you remove 'Crosby's' from it, it becomes just a generic word. It was pointed out that the dimensions of the ground sign did not include the gasoline price portion of the sign.

A motion was made by David Giusiana seconded by Joe Sorce and passed unanimously to table the application for the ground sign based on lack of information for the free-standing sign.

Academy Park Pavilion

Architect Jim Fittante presented plans for a pavilion to be built in Academy Park. The pavilion will measure 110 x 60, 6,000 SF with an approximate capacity of 300. The colors and columns will complement the existing bandshell. Several meetings have been held over the last three years on the pavilion and placement. This location is closest to the parking area that is most used on that side of the park and will be able to be used for bandshell events, as well as other events throughout the year. This was approved unanimously by the Historic Preservation Commission.

Doreen Albee inquired if a path will be installed for universal access. Fittante said the proposed location is next to an existing stone path; there could be future planning to pave a path.

Additional concerns were addressed; electric will be run to the pavilion from the bandshell, the proposed location will not affect or impede on any existing trees, the pavilion location was shifted to avoid a 12-inch water line, and the stone road will eventually be removed, and a sidewalk will be added for universal access. The ceiling will be sealed off and soffited. David Giusiana addressed concerns about the pavilion being placed within the drip lines of the trees, it could be detrimental.

Jim Fittante stated that Tim Masters and Steven Broderick are involved and will be overseeing the project.

Joe Sorce said the pavilion will be a great addition to the village.

A motion was made by Doreen Albee and seconded by Joe Sorce to approve the proposed pavilion contingent upon an exact location to be determined with the use of a surveyor.

Shannon Fundis polled the board and the motion passed with the following results: Janese – Yes Sorce – Yes Schaefer – Yes Giusiana – No Albee - Yes

Referral to Village Board for Local Law - #1-2024 - PROHIBITING SELF STORAGE FACILITIES

1. The purpose of this Local Law is to amend Appendix B – Zoning of the Village of Lewiston Code of Ordinances with regard to self-storage facilities. In doing so, the Mayor and Village Board of Trustees recognize the difficult in balancing the importance of promoting new businesses within the community, and yet recognize the geographical limitations of the Village of Lewiston, being one (1) square mile, and the lack of an industrial zone which could potentially be suitable for self-storage facilities. This Local Law is not intended to ban any prior nonconforming use.

2. Appendix B – Zoning of the Village of Lewiston Code of Ordinances and in particular, Section 7 – Definitions thereof is hereby amended to enact the following:

SELF STORAGE FACILITY: Any real property or a portion thereof that is designed and used for the purpose of renting, leasing, or occupying storage space by occupants who are to have access thereto for the purpose of storing and removing personal property. A self-storage facility does not include a garage or other storage area in a private residence or other specifically permitted or accessory use.

A self-storage facility is specifically deemed to be not similar in nature and scale to permitted uses in B Districts and R-B Districts. A self-storage facility is specifically deemed to be not similar in nature to permitted uses and not consistent with the adopted Village of Lewiston Local Waterfront Revitalization Program in W-D Districts, and not similar in nature to permitted uses and not consistent with the promotion of pedestrian traffic and enhancement of the aesthetic quality in R-B-2 Districts.

A self-storage facility is disqualified from the ability to obtain a Special Use Permit in any district within the Village of Lewiston, New York.

A motion was made by Josh Janese and seconded by Joe Sorce to approve the proposed Local Law #1-2024, with a request to have the Village’s Law Counsel review the last statement in the law.

Shannon Fundis polled the board and the motion passed with the following results: Giusiana – Yes Schaefer – Yes Sorce – Yes Janese – Yes Albee - Yes

DISCUSSION

Art Frames

Josh Janese said that he is continually working with Maria Fortuna-Dean on the proposed art frame project. Janese said Fortuna-Dean will be discussing the project, as well as the proposed safeguards and guidelines, with a non-for-profit legal attorney. A motion was made by Doreen Albee seconded by David Giusiana and passed unanimously to have the Village Legal Counsel review the proposed guidelines after they have been reviewed by the non-for-profit attorney.

ADJOURN

A motion was made by Nick Schaefer seconded by Josh Janese and passed unanimously to adjourn the meeting at 8:13pm.