

PRESENT Norman Machelor, Doreen Albee, Nick Schaefer, Josh Janese, Shannon Fundis, Building Inspector/Zoning Officer Candella

EXCUSED Joe Sorce

CALL TO ORDER Chairman Machelor called the meeting to order at 6:53pm.

MINUTES A motion was made by Doreen Albee seconded by Nick Schaeffer and passed unanimously to approve the January 9, 2023 minutes. Josh Janese abstained.

OLD BUSINESS **421 Center - All Dolled Up Sign/Building Façade Condition**  
Candella gave an update that the business owner was contacted; she will be submitting an application for a permanent sign at the next meeting.

A motion was made by Doreen Albee seconded by Nick Schaeffer and passed unanimously to table this while awaiting for a new submission.

**125 S. First – Revisions to Exterior**

Architect, David Giusiana, stated that the updates to this prior approved plan are the inclusion of brick, re-proportioned windows, and additional glass area on the west view side.

A motion was made by Doreen Albee seconded by Nick Schaeffer and passed unanimously to approve the renderings for 125 S. First Street as presented.

**453 Center – Gather Window/Light Installation**

Chairman Machelor stated that at the last Planning meeting, we passed a motion to not accept the plan as proposed and requested that you resubmit.

Michael Hibbard stated that he is proposing to add a vertical center post to the existing windows. We chose this style because we could not open the windows as initially proposed. The casement style windows opened outward and would impede on the right of way. The current windows open from the inside and go up. We added vertical posts to the windows to make it look like the original proposed design.

Machelor stated the big issue is that you did all of this without asking.

Nick Schaefer said that the building looks nice, that is not the issue. I owned my own business and followed all the regulations to a T. The issue is what we approved is not what you did. You did a nice job, but you need to follow the process.

Doreen Albee said I like the proposed revision with the vertical columns and use of screens.

Hibbard stated that the problem with this building is that it was dark; we came up with this concept to open and lighten up the space.

Machelor said the current lights do not look like what was proposed.

Hibbard replied stating that there are so many random lights that do not fit the village along center Street; the prior lights on this building were a gothic style.

Architect, Jim Fittante, stated that he feels the current lights on the building highlight the building better, and you should not put historic features on a non-historic building to make it look historic.

Doreen Albee said that this is another lesson learned; any significant change to

your approved plans need to come to the board, which will save your time and cost. I appreciate what you did with the columns, but I am concerned the lights are ultra-modern looking.

Hibbard said that is a difference of opinion, I feel they look like art.

Josh Janese asked if there was any notification of the change of the style of the lights from what was submitted in the initial proposal. The original plan says gooseneck lighting.

Hibbard said I can call them gooseneck lights if you want; they hang down the same way. The lights on the building disperse the light differently.

A discussion ensued on the negative space above the entryway. Fittante stated that in this image around the awning looks plain, but the sign is now up filling that negative space.

A motion was made by Doreen Albee seconded by Nick Schaeffer and passed unanimously to table this pending the resubmission of a comprehensive plan with a sign and lighting.

NEW  
BUSINESS

**810 Center – Taquito Lindo Sign Application**

Owner of Taquito Lindo, Andrew Mackmin, presented his proposed signs for 810 Center Street. Mackmin apologized for the contractor installing the wall side without prior authorization.

Machelor said that the colors on the sign are unique, but because it is on top of the building, it sets it apart.

Nick Schaeffer asked if Mackmin felt the 1818 sign would clash with the proposed sign; maybe it could be dialed back a little bit.

Mackmin said I will follow your suggestions, but this is our brand.

Building Inspector/Zoning Officer Candella stated that the maximum allowable size for signage is 40 square feet; you are exceeding this by 16 square feet.

Clerk Fundis referenced the 2018 minutes where The Griffon was granted a variance for the roof sign, and the minutes stating a variance is not required for the wall sign on the east side of the building. The proposed signs are the prior approved signs for The Griffon, and repurposed with the Taquito Lindo logo.

Janese said that people associate this roof sign with the building.

A motion was made by Doreen Albee seconded by Nick Schaeffer and passed unanimously to approve the roof sign as presented, with the 1818 sign to remain, to approve the wall sign as presented, and to approve three parking signs, one on the building and two in the parking lot. All other parking signs will need to be removed. Albee made a recommendation that if the current signs become deteriorated, to consider using a black background when they are replaced.

DEPUTY  
CHAIR  
REPORT

Albee mentioned an educational opportunity Fundis emailed to the Planning Commission Members. This webinar will be on March 8, 2023 at noon on effective public participation. You need to send in registration by March 6, 2023.

Albee presented a proposed draft of the sandwich board sign regulations. A discussion ensued on how to enforce the regulations, and factors to consider upon approval. Suggestions were made to approve sandwich board signs only if the applicant presented a hardship, and applied for a variance. Albee asked for the

commission members to provide input for revisions to bring to the next Planning meeting so a decision can be made.

ZONING OFFICER REPORT Albee inquired about the exterior structure that was constructed at Tin Pan Alley, pointing out that the current structure is not what was presented. Albee asked Candella if the current structure is what their long term plan.

Candella stated that he will contact the business and request they change the structure to reflect the plan that was submitted.

ADJOURN A motion was made by Doreen Albee seconded by Nick Schaeffer and passed unanimously to adjourn the meeting at 7:52pm.

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Shannon Fundis, Clerk