

PRESENT Doreen Albee, Rick Haight, David Giusiana, Joe Sorce, Nick Schaefer, Josh Janese, Shannon Fundis, Building Inspector/Zoning Officer Candella

CALL TO ORDER Doreen Albee called the meeting to order at 6:30pm.

MINUTES A motion was made by David Giusiana seconded by Josh Janese and passed unanimously to approve the December 11, 2023 meeting minutes.

OLD **780 Center – Ellicott Development**

BUSINESS Ellicott Development representative, Tom Fox, presented revisions to the plans for building #3. The revisions were given by the Planning Commission at the prior meeting. Fox stated that they would be applying for four variances to the Zoning Board of Appeals; for apartment density to allow 23 apartments, for apartment area, to allow units up to 1,266SF, a variance to allow apartments on the first floor, and a variance to allow 2-bedroom apartments. Fox mentioned that during the original approval process for this building, the Planning Commission requested that the second story apartments be larger units and have two bedrooms. For the overall site plan, we are well under the density rule. Fox reviewed the revisions that were made; the windows, an additional residential entrance on the Center Street side with access to the elevator and lobby, the areas to be filled in where the current drive-thru is and concerns about the continuance of the sidewalk. Fox also addressed additional concerns mentioned by the Planning Commission; Fox stated that all residential windows are casement style windows and are operable. The living rooms will all have larger windows in the living space except for one unit. One apartment will have a smaller window in the living space due to our plan to marry up bedroom spaces and living spaces for noise control. To create a residential feel, we propose to add planters to the Center Street elevation for a softer feel. The Onondaga side is the rear of the building, there is utility access there so there is not much we can do. The added windows in the back will help the aesthetic. We do not expect a decision today but do appreciate your feedback.

Building Inspector/Zoning Officer Candella asked about the parking requirements. Fox said there is a reduction in need of 60 spaces.

Josh Janese expressed concerns about some units being harder to rent on the Center Street side because they may be less desirable due to the traffic and lights. Fox said we will have to deal with that, we have other properties in similar situations. We also provide window treatments to our tenants, window shades, black out shades, etc. This is a standard that we have provided in all our properties for over ten years.

Rich Haight also address concerns about the Onondaga Street side of the building; there is no setback, nothing to soften that. There are no bollards, nothing protecting people from walking out the door. Haight asked if there was anyway to provide protection and vegetation, it is paved right up to the building. Haight also addressed concerns about Fox's suggestion to add window boxes on the Center Street side, stating that it now may be impeding the sidewalk. Fox mentioned added faux foliage so it looks green all year round and would require less maintenance.

David Giusiana said he was leaning towards something more dramatic, the extra parking that you have available would be a great opportunity to add green space and soften the look. The back of the building is on a residential street; he suggested ripping out around the perimeter which could be an opportunity to add landscaping. Additional concerns were brought up about the new proposal still looking like a commercial building. Fox said we are trying to improve the situation; if we could turn things back, we would have done things differently. Your comments are well received; we can take another look at this.

Nick Schaefer asked if they have other properties with common areas or exercise rooms, and if that helps with marketing and increasing interest. The added amenities could add value. Fox said this was discussed, but in other properties we

find in a lot of cases they draw people in, but they are not utilized. We try to work with local businesses to provide discounts or a deal with facilities nearby.

Haight asked to see the original landscaping plans that were approved along with the updated plans. I agree with Giusiana's point to use extra parking spaces to add green space. To Janese's point, I think adding trees or some type of foliage will soften the look. Fox expressed concerns about the cost to rip up the parking lot to add foliage. Haight said you could box off two parking spaces and add a blocked off area for green space.

Giusiana said there must be something done to correct the commercial nature of the architecture; this is different from what was originally proposed and approved, the site needs to reflect that. There are no porches, decks, green space, etc. Maybe fences or screen walls would work. Janese added that people choose to live here to walk, sit outside, etc. This visually is not very inviting.

A motion was made by David Giusiana seconded by Joe Sorce and passed unanimously to table the plans for 780 Center Street.

#### **Lewiston Public Art Project – Art Frames**

Josh Janese discussed the overall mission he worked on with the Lewiston Council on the Arts for the art displays, the mission statement, vision, proposed themes and artwork guidelines. It was discussed that the document created with the safeguards and guidelines will need to eventually be reviewed by the Village's Law Counsel.

A discussion ensued on the placement of the art frames, on whether they would be placed parallel or perpendicular to the sidewalk. Artist, Dan Buttery, said he would like the frames to run parallel, so both sides can be viewed while walking by. Rick Haight said I think they should be placed the other way, to create a gallery effect. Haight brought up the benches in the Art Project plan that could be utilized in the park for this. Buttery proposed a concrete sidewalk that would create a path all the way around the frames, possibly 36" around to allow handicap accessibility. I do not want to use pavers, as they can be uneven. The proposed sidewalks are all part of the grant proposal. Mayor Welch added that this type of sidewalk would be easier for the DPW to maintain.

Haight stated they would like to see a detailed image of what this will look like, with fixed points and fixed measurements, so we can look at actual locations.

A motion was made by David Giusiana seconded by Jose Source and passed unanimously to table the art frames plan for the Lewiston Public Art Project.

#### **DISCUSSION 820 Center - Crosby's Signs**

Doreen Albee asked Building Inspector/Zoning Officer Candella if he has spoken to Crosby's (820 Center) on their new signs. Candella said he spoke with the local manager, who is going to relay the message to the person in charge of signage. They were informed they will have to come to the HPC and Planning Commissions for approval.

#### **Reschedule April 8, 2024 Planning Commission Meeting**

A motion was made by Doreen Albee seconded by Josh Janese and passed unanimously to reschedule the April 2024 Planning and HPC meetings to Tuesday, April 16, 2024.

Further discussion ensued on the Ellicott Development proposal.

**ADJOURN** A motion was made by Josh Janese seconded by David Giusiana and passed unanimously to adjourn the meeting at 7:50pm.

