

January 8, 2018

PRESENT Ch. Machelor, A. Welch, C. Marasco, J. Sorce, D. Lewandowski, J. Krupp
Interim Secretary E. Walker

EXCUSED N/A

OTHERS Trustee Gibson, Trustee Sutherland

Ch. Machelor called the Planning Commission Meeting to order at 6:32 PM.

MINUTES Minutes for the Planning Commission Meeting of December 11, 2017 were presented for approval. A motion to approve the minutes was made by A. Welch with a second by C. Marasco. The motion was passed unanimously.

OLD BUS. C. Marasco expressed concerns about old sign applications that need some attention. She asked that we communicate that to Zoning Officer DeVantier for his help. Ch. Machelor offered that the Village Board had a public hearing at its last meeting on approving the changes recommended by the Planning Commission to the Village sign ordinance.

NEW BUS.

Dev. Plan Project Application #2017-107 – 125 Portage Road – Hibbard’s Custard
Jim Fittante presented a development plan for the owners. Owners present were Jamie (Hibbard) Gibson, Jim Hibbard and Marshall Hibbard. Mr. Fittante indicated that the business would like to gain some additional serving space for the custard stand as well as deal with some structural issues with the existing wall. They wish to add 6.6 feet of building to the property line which is allowed by code. They also wish to extend the existing awning six feet into the village right-of-way. They would also like to add a concrete pad 13 feet into the right-of-way from the property line (the new building front). The pad would have a railing and landscaping for safety. The pad would raise the ground level approximately 8 inches. Mr. Fittante indicated that they would need to approach the Village Board for a Special Use Permit for the pad and awning. Ms. Welch thought that they should go to Zoning to obtain a variance for Improvements in the Right of Way. Mr. Fittante indicated that the last two projects he had presented of this nature ended up going to the Village Board for Special Use Permits. The awning would remain the same. A. Welch moved to approve the plan as presented with a second by J. Sorce. The motion was approved unanimously.

OTHER Griffon House owner Ken Scibetta approached the Planning Commission with renderings for signage for his new restaurant on the site of the Macri’s/Clarkson House building. He is requesting new signage to replace the signage from Macri’s. A. Welch stated that he could not have the signs on the East & West sides because they are not allowed per code. A. Welch stated that he should consider placing the sign on the front of the building that he is requesting for the east side of the property. A. Welch also suggested placing a projecting sign on the front of the building. Mr. Scibetta understood that he would need to go to the Zoning Board of Appeals for approval of the roof signs. The Planning Board has no jurisdiction over zoning appeals. A. Welch also stated that he would need to remove a lot of the wording on the sign for the front of the building. The front wall sign and the projecting sign will be very similar to each other without all the wording. A. Welch moved to approve the front and projecting sign without the additional wording. The motion was seconded by J. Sorce. The motion was approved unanimously. Mr. Scibetta was given a blank project application and a Zoning Board of Appeals application to be completed ASAP. Mr. Scibetta was informed that he would also need a letter from the building owner approving the signs.

Ch. Machelor stated that while the Board encourages applicants to not put phone numbers on the signs, that rule is not codified nor is the rule about limiting wording to five words. His point being that the Board needs to be more diligent and timely about revising the code.

A. Welch stated that she was very disappointed to learn of the sale of the Frontier House had fallen through. Ch. Machelor also stated that this Village Board was not a hindrance in any way to this sale and that their hands were clean. J. Sorce stated that Facebook was saying otherwise and blaming the Board for not allowing the current owner to develop the property.

ADJOURN A. Welch moved and C. Marasco seconded a motion to adjourn the meeting at 7:03 PM. The motion passed unanimously.

Edward L. Walker, Interim Secretary