

VILLAGE OF LEWISTON
PLANNING COMMISSION
MEETING AGENDA

Monday, May 14, 2018
6:30 PM

Public Hearing

A Public Hearing on the advisability of approving a re-subdivision of properties as they appear below under new business.

I. CALL TO ORDER

II. MINUTES – February 12, 2018 & March 12, 2018

III. OLD BUSINESS

1. Project Application #2017-035 – 820 Seneca St. – Lewiston Redemption Center – Sign Application

IV. NEW BUSINESS

1. Project Application 2018-024 – 790 Center St. – Ellicott Development – Re-subdivision & Site Plan Changes

A motion to approve the following resolution:

WHEREAS, The Village of Lewiston Planning Commission has held a Public Hearing as provided for in Article III, Section 2 E of the Subdivision Regulations of the Zoning Ordinance (hereinafter referred to as the Subdivision Regulations) on Monday, May 14, 2018 at 6:30PM in the Municipal Building, 145 N Fourth Street, Lewiston, NY on the advisability of re-subdividing **790 Center St.** as described below:

“Parcel A”

ALL THAT TRACT OR PARCEL OF LAND situate in the Village of Lewiston, Town of Lewiston, County of Niagara, State of New York, and being part of Lot No. 277 in Block “HH” of said Village as said lots and blocks appear upon the map of the Village of Lewiston compiled in 1856 by David E. E. Mix and filed in the Niagara County Clerk’s Office in Map Book 35 at Page 3443, bounded and described as follows:

COMMENCING AT A POINT on the north line of Center Street at a distance of 362.66 feet westerly measured along the north line of Center Street from its intersection with the west line of North Eighth Street, said Point of Beginning being also the southwest corner of Parcel “A” of lands conveyed to 7712 Group, LLC by deed recorded in the Niagara County Clerk’s Office as Instrument No. 2012-23412;

RUNNING THENCE: Northerly, at an angle in the northeast quadrant of 89°-57'-37" with the north line of Center Street and along the west line of said 7712 Group, LLC lands, a distance of 45.03 feet to the Point or Place of Beginning of the parcel herein described;

CONTINUING THENCE: Northerly, along the west line of said 7712 Group, LLC lands, a distance of 4.97 feet to an angle point therein;

RUNNING THENCE: Westerly, parallel with the north line of Center Street and along the west line of said 7712 Group, LLC lands, a distance of 4.33 feet to an angle point therein;

RUNNING THENCE: Northerly, along the west line of said 7712 Group, LLC lands, a distance of 181.0 feet to a point on the north line of Lot 277;

RUNNING THENCE: Westerly, along the north line of Lot 277, a distance of 54.22 feet to the northerly terminus of a boundary line agreement recorded in the Niagara County Clerk’s Office in Liber 974 of Deeds at Page 477;

RUNNING THENCE: Southerly, along said boundary line agreement, a distance of 152.69 feet to a point;

RUNNING THENCE: Southeasterly, at an interior angle of 119°-58'-44" with the last described

line, a distance of 66.90 feet to the POINT OR PLACE OF BEGINNING, be the same, more or less.

SUBJECT to easements, rights-of-way and restrictions of record.

BEING AND INTENDED TO BE a portion of lands conveyed to 748 Center Street, LLC by deed recorded in the Niagara County Clerks' office as Instrument No. 2015-03096.

Parcel "B"

ALL THAT TRACT OR PARCEL OF LAND situate in the Village of Lewiston, Town of Lewiston, County of Niagara, State of New York, and being part of Lot No. 277 in Block "HH" of said Village as said lots and blocks appear upon the map of the Village of Lewiston compiled in 1856 by David E. E. Mix and filed in the Niagara County Clerk's Office in Map Book 35 at Page 3443, bounded and described as follows:

BEGINNING AT A POINT on the north line of Center Street at a distance of 362.66 feet westerly measured along the north line of Center Street from its intersection with the west line of North Eighth Street, said Point of Beginning being also the southwest corner of Parcel "A" of lands conveyed to 7712 Group, LLC by deed recorded in the Niagara County Clerk's Office as Instrument No. 2012-23412;

RUNNING THENCE: Westerly, along the north line of Center Street, a distance of 58.98 feet to the southerly terminus of a boundary line agreement recorded in the Niagara County Clerk's Office in Liber 974 of Deeds at Page 477;

RUNNING THENCE: Northerly, along said boundary line agreement, distance of 66.53 feet to a point, said point being 0.25 feet easterly of the northeast corner of a stone dwelling;

CONTINUING THENCE: Northerly, along the said boundary line agreement, a distance of 11.79 feet to a point;

RUNNING THENCE: Southeasterly, at an exterior angle of 119°-58'-44" with the last described line, a distance of 66.90 feet to a point on the west line of said 7712 Group, LLC lands;

RUNNING THENCE: Southerly, along the west line of said 7712 Group, LLC lands, a distance of 45.03 feet to the POINT OR PLACE OF BEGINNING, be the same, more or less.

SUBJECT to easements, rights-of-way and restrictions of record.

BEING AND INTENDED TO BE a portion of lands conveyed to 748 Center Street, LLC by deed recorded in the Niagara County Clerks' office as Instrument No. 2015-03096.

WHEREAS, the Planning Commission has found, upon careful review that the proposed re-subdivision will result in the development of the resulting lot substantially in conformance with the Zoning requirements of the respective district in which the resulting lot would be situated; and,

WHEREAS, substantial compliance with this Subdivision Regulations will result, NOW, THEREFORE BE IT RESOLVED, by the Planning Commission of the Village of Lewiston as follows:

The petition dated May 14, 2018 to re-subdivide the above property as shown on the attached survey, is hereby approved.

Approved by Resolution of the Planning Commission of the Village of Lewiston on the 14th day of May, 2018 subject to all requirements and conditions of said Resolutions. Any change, erasure, modification or revision of this plat, as approved, shall void this approval.

V. OTHER

VI. Adjournment