

July 9, 2018

PRESENT Ch. Machelor, J. Krupp, J. Sorce, D. Lewandowski, Interim Secretary E. Walker

EXCUSED N/A

OTHERS A. Welch

P.H. Ch. Machelor opened the Public Hearing at 6:30 PM.

The Public Hearing was called on the advisability of adopting the re-subdivision of the property as described in the resolution below concerning property owned by Ben Sicoli at **125 Mohawk St.**

Mr. Sicoli wishes to re-subdivide the two properties back into one larger parcel in order to add a garage on property. Only one comment was made concerning what was going to be built on the property. Ch. Machelor stated that the intention was to build a detached garage. Hearing no further comments, J. Sorce moved to close the Public Hearing with a second by J. Krupp. The motion passed unanimously.

Ch. Machelor called the meeting to order at 6:33 PM

In the interest of moving the meeting along, Ch. Machelor called for approval of the following motion:

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, July 9, 2018 at 6:30PM in the Municipal Building, 145 N Fourth Street, Lewiston, NY on the advisability of re-subdividing **125 Mohawk St.** as described below:

-----  
ALL THAT TRACT OR PARCEL OF LAND, situate in the Village of Lewiston, Town of Lewiston, County of Niagara and State of New York, being part of Mile Reserve Lot 20, bounded and described as follows:

BEGINNING at the intersection of the south line of Mohawk Street with the west line of North Second Street; thence westerly along the south line of Mohawk Street 132 feet to a point; thence southerly parallel with the westerly line of North Second Street a distance of 133.65 feet to a point; thence easterly parallel with the southerly line of Mohawk Street a distance of 132.00 feet to a point in the westerly line of North Second Street; thence northerly along said westerly line of North Second Street a distance of 133.65 feet to the point or place of beginning.

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 July 9, 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 9<sup>th</sup> day of July, 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.

The motion was made by J. Krupp with a second from J. Sorce. The Board members were polled with the following result:

J. Sorce – “AYE”  
D. Lewandowski – “AYE”  
J. Krupp – “AYE”  
Ch. Machelor – “AYE”

The motion was approved unanimously.

MINUTES Minutes for the Planning Commission Meeting of June 11, 2018 were presented for approval. A motion to approve the minutes was made by J. Sorce with a second by J. Krupp. The motion was passed unanimously.

MEMBERS Ch. Machelor announced that Josh Krupp has accepted the position of Co-Chairman of the Planning Board. The position was created by the Chairman for Anne Welch when she was on the Planning Board. Mr. Krupp will assume the duties vacated by Ms. Welch when she left the board to fulfill her duties as Mayor.

Ch. Machelor also announced that Diana Lewandowski will become a fully appointed member of the Board from her position as Alternate to hold the position vacated by Ms. Marasco as she assumes her duties as a Trustee on the Village Board

The Chairman also announced that he is interviewing candidates to fill the 5<sup>th</sup> position on the Board and also the position of Alternate to the Board.

OLD BUS. J. Krupp inquired about the height of the new sign at the Niagara Crossing Hotel. He felt it might be too high. Sec. Walker found the sign plans that had been approved. The plans indicated a height of 15 feet was approved. A. Welch stated that a pole sign like the one approved could be up to 15 feet high. J. Krupp also wanted to know if the old sign was to be removed. Sec. Walker recalled that it was supposed to be removed. The Board asked that Zoning Officer DeVantier look into this matter.

Anne Welch asked if the Board wanted to take up the revised window signs for “Designs By Monica”. Ch. Machelor indicated that he had reviewed the new sign and the coverage was much better. He asked that the minutes reflect that the new sign was OK. Just to be clear, J. Krupp moved to approve the revised sign with a second by J. Sorce. The motion was approved unanimously.

NEW BUS.

SIGN APP. Project Application #2018-039 – 402 Center St. – Mad Hatter Tea House – Sign Application

Barbara Gray spoke on behalf of the sign application for the new tea house she is opening next to her art studio. Finding her application to be in good order, J. Krupp moved to approve the sign as presented with a second by D. Lewandowski. The motion was approved unanimously.

OTHER The Board asked that Zoning Officer DeVantier look into signage issues at the Stone House, Niagara Crossing and the herbal shop at 9<sup>th</sup> & Center.

ADJOURN J. Sorce moved and J. Krupp seconded a motion to adjourn the meeting at 6:55 PM. The motion passed unanimously.

---

Edward L. Walker, Interim Secretary