

PRESENT Rick Haight, Josh Janese, Nick Schaeffer, Jim Ullery, Scott Lewandowski, Karla DallaTorre, Kenny Candella, Donna Cassick, Stephanie Longwell

EXCUSED Shannon Fundis

CALL TO ORDER Rick Haight called the meeting to order at 6:30pm.

MINUTES A motion was made by Nick Schaeffer seconded by Jim Ullery and passed unanimously to approve the May 11, 2026, minutes. Josh Janese was not present at the May meeting and abstained.

OLD **780 Center Street – Development Plan**

BUSINESS Sean Hopkins with the law firm Hopkins Sorgi & McCarthy along with Tom Fox from Ellicott Development Company presented updated site plans and elevation drawings. Tom Fox explained originally back in 2016 this was going to be Rite Aid with a drive thru. In 2024 under pressure from the lender to fill that large vacant space on the first floor we came up with a plan to fit ten apartments in there with a small commercial space. It was not our main preference to go for residential. In a condition like this it is more expensive to build, and rental rates are lower and it's a greater stress on the debt. The cost of construction has gone up substantially. The combination of landscaping and cost of apartments is not supported by the rental rates in this market. Earlier this year we signed a lease with a national retailer who will occupy the entire first floor. The front elevation facing Center Street includes enclosing the drive thru space using materials that exist on the front of the building already with aluminum glazed windows which will become stock area for the tenant with deliveries on the backside. The other change on the front elevation will be to remove the center swing doors and replace them with automatic operating doors, which will be the main entrance. On the back elevation facing Onondaga Street there will be a single man door for staff next to the overhead door which will be for deliveries. On the site plan where we enclosed the drive thru on the front elevation, we will be adding three more parking spaces and extend the sidewalk connecting across the front over the former drive thru area to the corner at the residential entry. On the landscape plan we will be adding thirty additional plantings to the front elevation and place a gazebo on the center east portion of the property.

Rick Haight stated the parking variance that was granted back in 2016 was for 108 9x18 spaces and 79 9x20 spaces. On this plan you are showing 123 9x18 spaces and 70 9x20 spaces. So, you have fifteen more of the 9x18 spaces and nine less of the 9x20 spaces that the variance requires.

Josh Janese said he sees discrepancies from past meetings to the most recent correspondence with the planning board you stated a weak residential rental market, but two years ago with the village you stated there was a robust residential market which is very strong. Tom Fox said our leasing agent said it swings crazy up here compared to our Buffalo portfolio we had six or seven units that were vacant and she text me today saying we just got 100% filled on residential. It does swing up and down quite a bit compared to two years ago. We are here today to talk about a lease that is in connection with the original intent of the project.

Rick Haight recommended these plans to go back to HPC to approve the elevations and materials and stated I know there is a lot of public interest in this project so I would like to schedule a public hearing so that it is advertised and everyone in the community is aware and will have a chance to speak.

A motion was made by Rick Haight, seconded by Scott Lewandowski and passed unanimously to schedule a public hearing on August 10, 2026, at 6:30pm to review the development plan of 780 Center Street with plans to be submitted to the Clerk's office by August 03, 2026, to be posted on the village website for the public to review.

Rick Haight listed the following concerns that will need to be addressed at the August 10th meeting as follows:

780 Center Street - Ellicott Development

1.

Landscaping:

Plans show trees and shrubs across the site, many of which have not been planted. This vegetation needs to be installed, or the plan revised to depict the actual planting plan.

Previous approvals included additional landscaping along Onondaga Street. This landscaping is not shown on the plans and should be included.

The site stormwater features, particularly the detention area at the NW corner of the site, need to be maintained. Some trees on site are either dead or dying. A maintenance schedule should be provided for all landscaping.

2.

Sidewalks:

Previous approvals included a sidewalk connection from Building 3 to the sidewalk on Onondaga Street. None is shown on the plans and should be included.

The sidewalk on Onondaga Street has no tactile warning at its terminus with N. 8th Street or at the site drive. These must be added.

The sidewalk on the west side of the drive to Onondaga Street was never constructed.

Original plans showed a sidewalk along the west side of N. 8th Street. It has subsequently been removed. Why?

3.

Deliveries:

I can find no record of an anticipated route for deliveries. What will be the route, how many trucks and at what times will deliveries be made? What is currently taking place for Tim Horton's?

All pavement on site is indicated as "Standard Duty". What is that pavement section and can it withstand truck traffic?

4.

Site:

If the commercial space is to be a Hardware Store, will there be propane sales? If so, where will propane storage be located?

Access on the south side of Building 3 shows a new island for pedestrian access from the south. It should be included as part of the revision on the site plan and be dimensioned.

Handicap parking and access is shown on the west side of the existing western door on the south side of Building 3. Ramps are currently located at the new island and further to the west. Will the existing ramps be relocated/removed?

Man doors located on the North side of Building 3 open directly to the access drive.

Protective bollards should be installed.

The Loading Zone is 10' wide, but effectively closer to 8' since it abuts the building. This could reduce the effective width of access between the loading area and the north edge of pavement to less than 20'. Is the Fire Marshall ok with this?

The Site Variance approved for the parking spaces on 7/21/2016 is for 108 9' x 18' spaces and 79 9' x 20' spaces, for a total of 187 spaces. What is indicated on the plan is only 70 9' x 20' spaces and 123 9' x 18' spaces. And although 20' spaces are shown on the plan, the Parking Table only indicates 18' spaces. It also indicates 192 spaces when 193 spaces are shown. The Table should be corrected and the number of 20' spaces either need to meet the variance requirement, or a new variance will be required.

Details and dimensions should be provided for the proposed **Gazebo**. It also needs to be shown on the grading plan as the location is shown near a storm structure and in the area where the grade drops off significantly to the National Fuel building.

There is an existing dumpster for Quest that is not shown on the plans. An enclosure needs to be provided if it is to remain. Its location and impact on parking needs to be indicated on the plans.

Rick Haight made a motion seconded by Josh Janese and passed unanimously to table Ellicott Development's proposed development plan at 780 Center Street and to provide updated site plans to be submitted and reviewed at the public hearing on August 10, 2026, at 6:30pm.

NEW

BUSINESS

721 Center Street – Façade Improvements

Sam Talarico explained they are going to split the former Rite Aid store by 3200 sq ft x 3600 sq ft and change the look coming into the building by painting and dressing up the exterior of the building.

Rick Haight stated that HPC approved the paint colors but did not approve anything for lighting at this time so I would like to table this request until HPC has given approval on lighting.

A motion was made by Rick Haight seconded by Scott Lewandowski and passed unanimously to table the request for Façade Improvement's at 721 Center Street until HPC has approved lighting at the August 10, 2026, meeting.

721 Center Street – Sign Application

Rick Haight stated the sign is the R&D logo on the awning. The application states the square footage is 70sq ft. obviously that is the awning size. The code says awing signs can only be 6sq ft. I do not know what size the logo sign is here. I suggest coming back with the correct size and we will address everything at one time.

A motion was made by Rick Haight, seconded by Jim Ullery and passed unanimously to table the Sign Application at 721 Center Street for resubmittal with corrected size of the sign and type of lighting to be presented at the August 10, 2026, meeting at 6:30pm.

360 N 2nd Street – Special Use Permit

Owner Nicole Ferrari stated that her daughter would like to run her dog grooming business out of her detached garage at 360 N 2nd Street. The intent is my daughter would move home for a couple of years and then purchase her own home.

DPW Superintendent, Anthony Mang stopped by and said the water and sewer would either have to go through the driveway into the garage or out of the back of the house underground and into the garage. I will have a contractor draw up a sewer plan and submit it to the Clerk's office for the village engineer to review.

Rick Haight explained the issue is trying to put a business in a residential district and that is where the Special Use Permit comes into play which does allow limited personal service businesses by a Special Use Permit.

Stephanie Longwell stated if the Planning Board approves the next step is going to the Zoning Board on July 28, 2026, at 6:30pm for a Public Hearing and courtesy letters will be sent to your surrounding neighbors. The more support you get the better.

A motion was made by Josh Janese seconded by Rick Haight and passed unanimously to create a temporary Special Use Permit not to exceed five years and will need to be approved annually. The hours of operation will be between 8am to 8pm and will have a maximum of one family of pets at a time. There will only be one 9 x 20 parking spot that runs parallel to the street, paved adjacent to the existing driveway permitted. Limited services include bathing, drying and trimming. Grooming activities will take place in the detached garage. There will be no boarding, daycare or overnight services or outdoor animal holding. The village engineer will approve the water and sewer capacity. This special use permit is conditional upon approval from the building and fire inspector, DPW and health and safety inspections with appropriate finishes.

ADJOURN A motion was made by Rick Haight seconded by Josh Janese and passed unanimously to adjourn the meeting at 7:24pm.

Donna Cassick, Deputy Clerk