

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

EXCUSED David Giusiana

CALL TO ORDER Doreen Albee called the meeting to order at 6:20pm.

MINUTES A motion was made by Nick Schaefer seconded by Josh Janese and passed unanimously to approve the March 11, 2024 minutes.

OLD **820 Center – Reid Petroleum/Crosby’s**

BUSINESS Doreen Albee stated that Clerk Fundis did additional review of the property folder for 820 Center Street and the Village Code. Section F.2.k Appendix B of the code states that an additional fuel sign not to exceed 20 SF in size and no more than 25 ft above ground is permitted. Multiple variances were granted for this property, and they are permitted up to 75 SF for the ground sign. That is the approximate size of the sign they have put forth for approval. There were other variances granted that could allow up to 85.5 SF; Clerk Fundis also discovered an agreement with the Mayor and project manager at the time agreeing to decrease the size to 65.5 SF.

Clerk Fundis stated that she contacted Ulrich Signs asking for clarification on measurements; there were discrepancies in the dimensions sent in February and March. I have not received a response from them. Doreen Albee mentioned that no action has been taken on reducing the canopy sign or changed out the coffee sign, as discussed at the last meeting. Building Inspector/Zoning Officer Candella said he would contact the sign company to follow up on all requests.

A motion was made by Nick Schaefer seconded by Josh Janese and passed unanimously to table this, pending further feedback from the sign company.

Lewiston Public Art Project – Art Frames

Doreen Albee said Rick Haight and I did a site visit at Academy Park with Maria Fortuna-Dean and Dan Buttery to envision the location of the art frames. Currently there are no plans available to identify the location of the bike path on the eastern side of the park. There is already a path on the northern side of the park.

Rick Haight said we walked both areas to choose appropriate locations. With no path, it is hard to determine locations. Dan Buttery is going to stake out locations for all stakeholders in the park to see if there will be any negative impact.

Dan Buttery reviewed the dimensions and area surrounding the proposed art frames. A discussion ensued on the installation and maintenance of the art frames. Rick Haight said he was concerned on who is the responsible party for the long-term maintenance of the art frames. I would like to include this in our recommendation.

A motion was made by Doreen Albee seconded by Joe Sorce and passed unanimously to check with the mayor to coordinate with the VFW, Kiwanis/Peach Fest, and any other stakeholders to review potential site locations for the art frames.

NEW **453 Center – Gather by Gallo**

BUSINESS A discussion ensued on the sign application for 453 Center Street. Building Inspector/Zoning Officer Candella said that the linear footage of the building is 33 feet, and the square footage for a sign(s) cannot exceed 33 SF.

Doreen Albee commented on the five words on the façade of the building in the image that was provided; there is nothing in the application requesting these additional words. If you would like, you can alter the application submitted to include these. Based on the linear footage of the building, the max allowed

square footage cannot exceed 33 SF. If the words shown on the building were placed at the top of the windows, that would be permitted by code. Michael

Hibbard said we want to remove the existing light and install a projected light that cantilevers out of building. A discussion ensued on the dimensions.

A motion was made by Doreen Albee seconded by Rick Haight and passed unanimously to approve the 27.78 SF specific wall sign as presented.

A discussion ensued on the five generic words permitted under the sign regulations in the code, and whether or not they have to be in a window, or near a window. Michael Hibbard explained that there were five generic words on the building in the same location. We removed the vinyl words when we repainted, and never put them back up. We want the words on the building to clarify what we provide. The building owners asked if instead of seeking approval for the five generic wall placards, could they increase the main wall sign to 33 SF.

Doreen Albee rescinded her prior motion.

A motion was made by Doreen Albee seconded by Josh Janese and passed unanimously to approve one Gather wall sign including the words Restaurant/Bar, not to exceed 33 SF, with no additional signs on the building.

A motion was made by Doreen Albee seconded by Rick Haight and passed unanimously to approve the light as proposed by Gather by Gallo.

402 Center - Gallo

Michael Hibbard presented an application for a proposed wall sign. Doreen Albee stated that in 2021, Gallo was approved three wall signs and a 2-sided ground sign. Hibbard said that they would no longer be installing the ground sign, an additional bar was installed outside where this would have been placed. We would like to add a wall sign in it's place. Albee inquired about a second wall sign that was approved in 2021 but was not installed. Hibbard said they intend to put this prior approved sign up soon.

Building Inspector/Zoning Officer Candella said I don't think you can put the new wall sign in place of the ground sign. Rick Haight said if you keep the two existing wall signs up, you will have to ask for a variance for the third wall sign. Doreen Albee said this exceeds what we can approve, we can make a recommendation to the Zoning Board of Appeals for an additional wall sign and square footage compared to the linear footage of the building.

A motion was made by Rick Haight seconded by Doreen Albee to recommend the fourth wall sign to the Zoning Board of Appeals to review the size and additional wall sign in lieu of the non-installation of the ground sign.

DISCUSSION

Joe Sorce commented on the parking issue at the Niagara Crossing Hotel on North 1st Street. A motion was made by Doreen Albee seconded by Joe Sorce and passed unanimously for Clerk Fundis to pull the property folder for 100 Center Street for Building Inspector/Zoning Officer Candella to review to determine the number of parking spots they were required to provide.

ADJOURN

A motion was made by Nick Schaefer seconded by Josh Janese and passed unanimously to adjourn the meeting at 7:28pm.