

PRESENT Chairman Machelor, Doreen Albee, Tasia Fitzpatrick, Joseph Sorce, Savana Bevacqua, Nick Schaeffer, Zoning Officer Candella, Clerk Fundis

CALL TO ORDER Chairman Machelor called the Planning Commission meeting to order at 6:35pm.

MINUTES A motion was made by Doreen Albee seconded by Tasia Fitzpatrick and passed unanimously to approve the November 8, 2021 & November 29, 2021 meeting minutes, conditional upon the request made by Albee to add a statement on the November 29, 2021 minutes that the site plans for 860 Center Street would require review from the Niagara County Planning Board.

OLD **444 Center St. - Sign Proposals**

BUSINESS Chris and Jessica Budde, owners of Brewed & Bottled, Phil Palmeri, owner of Battle Flag Tavern, and Donna Garfinkel, owner of Sgt. Peppers, presented renditions of the prior approved signs for their business with their personal font choices. Brewed & Bottled and Battle Flag Tavern presented gold lettering on a black sign, as originally approved. Garfinkel presented a concept idea to use gold lettering on a black sign with a red pepper to add some color to the sign.

A motion was made by Tasia Fitzpatrick seconded by Doreen Albee and passed unanimously to approve the sign rendition as presented by Phil Palmeri for Battle Flag Tavern.

A motion was made by Savana Bevacqua seconded by Joseph Sorce and passed unanimously to approve the sign rendition as presented by Chris & Jessica Budde for Brewed & Bottled. Discussion ensued regarding signage for the rear entrance of the building, as there is no direct entrance to this establishment from Center Street. It was decided that a variance would be required because the back of the building does not face a public street. Budde said they may apply for a rear sign at a later time.

Donna Garfinkel stated she will submit a rendition for a sign proposal for the front of the building and possibly an application for a sign on the side of the building for Sgt. Peppers at the January meeting.

NEW **795 Center Street – CVS Sign Application**

BUSINESS A motion was made by Tasia Fitzpatrick seconded by Joseph Sorce and passed unanimously to approve the sign application as presented.

781 Cayuga Street – Lewiston Dance Sign Application

A discussion ensued regarding the existing window signs at 781 Cayuga Street that cover the entire window. Zoning Officer Candella stated the window signs cannot exceed 30% coverage of the window.

Rachel Novelli, owner of Lewiston Dance, stated that she feels the large sign is necessary because the location is difficult to find. Novelli also stated that you are able to see through the window completely in the evening.

Chairman Machelor clarified that the opaqueness surrounding the letters will be factored into the allowable coverage of 30%. Machelor instructed Novelli to come back to the next meeting with the best plan to correct this matter and comply with the Village Code sign regulations. Machelor also noted that Novelli also has an outside wood sign that does count as a wall sign for the business.

A motion was made by Doreen Albee seconded by Tasia Fitzpatrick and passed unanimously to table the sign application, until further instruction is given to the applicant from the code enforcer, Zoning Officer Candella.

779 Cayuga Suite 2 – Transform Wellness Sign Application

A discussion ensued regarding the existing window sign at 779 Cayuga Suite 2 that covers the entire window. Zoning Officer Candella stated the window signs cannot exceed 30% coverage of the window. Christina Vendetti, owner of Transform Wellness, stated that you are able to see through the window from the inside looking out, you just cannot see inside from the exterior of the building.

Chairman Machelor clarified that the opaqueness surrounding the letters will be factored into the allowable coverage of 30%. Machelor instructed Vendetti to come back to the next meeting with the best plan to correct this matter and comply with the Village Code sign regulations.

A motion was made by Tasia Fitzpatrick seconded by Joseph Sorce and passed unanimously to table the sign application, until further instruction is given to the applicant from the code enforcer, Zoning Officer Candella.

860 Center – Development Plans

Jim Fittante gave an update on the site plans form 860 Center Street. Fittante stated that he is still waiting to hear from the company regarding the rear entrance usage on North 9th Street and softening the look of the building to fit in with the historic village. There has been an update on the lighting, storm drainage and landscaping has been added, including a barrier shielding the rear parking from the residential neighborhood behind the lot. Fittante asked that this be tabled to the next meeting upon further direction from the business owner.

The Planning Commission members requested that plans come back with all elevations for review. Machelor added that the North 9th Street entrance and exit will need to be compacted if going to be used, not just the footprint of the building.

Resident Adeline Candella expressed her concern about the rear side of the building, stating that I wouldn't want to see a road or headlights in my backyard.

Resident Chris Budde agreed with Candella, stating that the proposed access on North 9th Street is a huge concern as the corner of North 9th and Onondaga is already an extremely dangerous corner.

Resident Slava Leibenzon mentioned how dark the corner of North 9th and Center Street is. He also stated his concern about people potentially being under pressure and rushing to the urgent care facility, which could be hazardous on the North 9th Street access. He suggested that if it was to be used to only use it as an exit and to install a gate so people cannot enter. He also suggested that a traditional side walk be added to this street.

A motion was made by Tasia Fitzpatrick seconded by Doreen Albee and passed unanimously to table the site plans for 860 Center Street.

**ZONING
OFFICER
REPORT**

Zoning Officer Candella gave an update on signs in violation to the Village Code. Candella stated that The Rose Hanger and Brickyard Brewing Company will be sending in applications after the holidays. I will be attempting to reach out to Steven Lee again regarding the condition of the existing sign. Lovely Nails has pulled down some of the small window signs; I will contact again to have more removed.

Candella said that an EG Tax sign was added to the existing sign for Paul J Game Construction at 779 Cayuga Suite #1. Candella said he contacted the business owner who will be contacting the Clerk's office to address the issue.

Tasia Fitzpatrick suggested that Candella reach out to businesses in violation and email a list of findings each month to Chairman Machelor and Clerk Fundis.

DISCUSSION**Relaxed Sign Law Review**

A discussion ensued regarding the relaxed sign laws for the Covid-19 Pandemic that was extended through December 31, 2021. Tasia Fitzpatrick suggested that the village go back to following the Village Code. Candella suggested that a general letter be sent to all businesses and giving a 30 day notice to remove all unapproved signage.

A motion was made by Doreen Albee seconded by Tasia Fitzpatrick and passed unanimously that effective January 31st, 2022, all Village Code sign regulations will be adhered to, and that a general notification be sent to all businesses giving a 30 day notice to remove all unapproved signage.

Code Revision Suggestions

Doreen Albee presented and reviewed proposed Village Code revisions. No action was taken; discussion will ensue at the Planning Commission meeting in January.

ADJOURNMENT

A motion was made by Savana Bevacqua seconded by Doreen Albee and passed unanimously to adjourn the meeting at 7:40pm.

Shannon Fundis, Clerk