

PRESENT Doreen Albee, Rick Haight, David Giusiana, Joe Sorce, Shannon Fundis, Donna Cassick, Building Inspector/Zoning Officer Candella

Josh Janese arrived at the meeting at 6:57pm.

EXCUSED Nick Schaefer

PUBLIC Doreen Albee opened the public hearing at 6:30pm on the following proposed
HEARING subdivision 470 N. 2nd Street:

ALL THAT TRACT OR PARCEL OF LAND. situate in the Village of Lewiston, County of Niagara and State of New York, being part of Outer Lot No. 40 of the Village of Lewiston, as said Outer Lot appears 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 on October 16, 1857, and more particularly bounded and described as follows:

BEGINNING at the intersection of the easterly line of North Second Street with the northerly line of Outer Lot No. 40; running thence southerly along the easterly line of North Second Street a distance of 66.00 feet to a point; thence easterly parallel to the northerly line of Outer Lot No. 40 a distance of 100.00 feet to a point; thence northerly parallel to the westerly line of Outer Lot No. 40 a distance of 66.00 feet to a point in the northerly line of Outer Lot No. 40; thence westerly along the northerly line of Outer Lot 40 a distance of 100.00 feet to the point or place of beginning.

Resident Amy Hamilton of 470 N. 3rd Street addressed her and neighbors' concerns of the proposed subdivision; we are concerned about the capacity of the sewer system on this street and if it can hold additional occupancy, as we already have issues. The street is a dead end with small caul-de-sac, already when people turn around, they are turning into my yard, and with the new property you wouldn't be able to turn adequately. Also, snow removal is already an issue for the DPW, snow is plowed into my driveway with the truck, then the DPW has to come back with the back loader to dig me out. There are also 10-12 kids on this street, and we are at the beginning of their summer break, the equipment and traffic that would be traveling down the street would hinder their activity.

Resident Jillian Collins of 445 N. 3rd Street said I am also concerned about safety with the construction vehicles with all the children on the street, and it being a small space at the end of the street.

Resident Kyle McLaughlin of 435 N. 3rd Street said he is concerned about plumbing; we have already had issues. The sewer has backed up into my house already and this could make it worse. The DPW had to snake and clear out the lines, there is no drainage. I am currently taking care of the grass at this property as well.

Resident Randy Duncan of 460 N. 3rd Street said I have lived here for 40 years, and we have had numerous sewer backups and the DPW has to clean it out. Most of the kids on the street are my grandchildren who play at the dead end. The additional traffic is a concern, I am scared somebody will get hit. The construction equipment is a big concern. The lot used to be taken care of by the Castiglione's, they moved and now my son in law has volunteered to take care of it. The grass is so high, and the kids can be exposed to ticks. Snow removal is also an issue, Amy (Hamilton) is regularly plowed in and the DPW has to come back with a back loader, and there will be nowhere for the snow to go.

Resident Greg Hull of 460 N. 2nd Street said I live at the lot next door, I moved here on December 17, 2023 and immediately applied for a permit to erect a fence. The property next to me is currently a rental property, and it has come to my attention

the property owner had a long-term relationship with the former owners of my house, the Castiglione's and an agreement that they mow the lawn. The lawn has recently been so overgrown, you couldn't even get a mower in there. Thank goodness for Kyle who comes down with his riding lawnmower to cut the two feet tall grass. It is significantly overgrown and not being taken care of. The current owner of this property applied for a variance to subdivide this property in the past and was denied. I don't know why, but if approved and considering the easement in line with the back of the property, it is going to be a small house on the new property. The back of the house on N. 2nd is currently the parking area for renters; the backyard is currently a parking lot for the existing home.

Resident Jim Fittante of 450 East Lane said I am a new resident to this street, and the main concern is the infrastructure to support the street. There is no storm drainage and there are sewage issues. I feel the infrastructure should be looked at by the Village of Lewiston before permitting this subdivision.

The property owner of 470 N. 2nd Street, Alisa Talarico apologized for the condition of the lawn; I have hired Janese Lawn Service months ago. I visited the property a couple weeks ago and it wasn't horrible. I will be in contact with him.

Doreen Albee called the public hearing to close at 6:42pm.

CALL TO
ORDER

Doreen Albee called the meeting to order at 6:43pm.

MINUTES

A motion was made by Rick Haight seconded by Doreen Albee and passed unanimously to table the approval of the May 13, 2024, minutes.

OLD
BUSINESS

820 Center – Reid Petroleum/Crosby's

Chris McCaffrey of Ulrich signs proposed a new design for the Crosby's Coffee sign on the free-standing sign. Crosby's would like to use their branding and switch the panel to this new design.

Doreen Albee said this was approved by HPC, there are concerns about the readability from the street, but it does speak to their brand.

David Giusiana said the sign is only eligible for multiple businesses.

McCaffrey said the Synergy sign was there before, that was not a separate business, it is the same as their coffee. This sign has been there for years and years, we are not changing the size. This is their marketing/branding for their coffee. They have an app with a rewards program. They have a brand; this is the design customers see on the app and will recognize on the sign.

Albee said at the last meeting we approved the Coffee sign for the panel on the freestanding sign, with the word Crosby's removed.

A discussion ensued on the sign regulations in the code, and whether or not this sign is permitted.

Joe Sorce said it is just advertising a product they sell.

Ken Candella said I think it looks better.

A motion was made by Rick Haight and seconded by Doreen Albee to approve the sign as presented.

Further discussion ensued on whether or not if the sign is compliant.

HPC Chair, Loretta Frankovich said in Section 13.D.3 of the Village Code, it reads, "Permitted in business districts; sign permit required. The following signs

are permitted in all businesses districts and a sign permit shall be required prior to erecting such sign. Said signs are to be used solely for the purpose of identifying the business, occupants, and address of the premises on which the sign is erected.”

The Planning Commission told McCaffrey that the prior design submitted was approved at the last meeting on May 13, 2024.

Clerk Fundis polled the board, and the motion did not pass.

Haight – No Giusiana – No Sorce – No Janese – No Albee - No

Lewiston Public Art Project – Art Frames

An informational discussion ensued on the art frame project status. Albee said we are awaiting art frame location identification by Dan Buttery after the bike path is paved and a review of proposed locations by stakeholders. No action was taken.

100 Center Street – Hotel Parking

Mayor Welch gave an update on the parking situation at Niagara Crossing Hotel. Welch said I met with Rick Haight, the DPW and the hotel manager to discuss extending the parking area to the west, which they will have to pay for paving an area two feet out on the village right of way for parking on North First Street. The plans will be reviewed and need approval from the Village Board of Trustees, as well as code review with allowing diagonal parking. No action was taken.

NEW
BUSINESS

470 N. 2nd Street –Proposed Subdivision

Alisa Talarico said I understand neighbors are upset; I never want to see anything happen. I would be selling this lot to a single family. The property being built wouldn’t diminish property values, and it is good for the tax role. It is a smaller lot and would be a smaller house, but this is a standard sized lot.

Building Inspector/Zoning Officer Candella said that the current house on the property is a two-family home, this structure would have to meet the minimum lot size requirement of 8,500 SF before subdividing the lot.

A motion was made by David Giusiana seconded by Rick Haight and passed unanimously to table the subdivision application for 470 N. 2nd Street pending additional information and the survey correctly reflecting the proposed lot subdivision be provided.

465 Center Street – Scoops on Center sign application

A motion was made by David Giusiana seconded by Rick Haight and passed unanimously to approve the sign application for Scoops on Center as presented.

555 Center – Bistro Avera sign application

A motion was made by David Giusiana seconded by Rick Haight and passed unanimously to approve the sign application for Bistro Avera as presented.

ADJOURN

A motion was made by Rick Haight seconded by David Giusiana and passed unanimously to adjourn the meeting at 7:15pm.

Shannon Fundis, Clerk