

PUBLIC HEARING Chairman Machelor opened the public hearing at 5:58pm on the advisability of Article III, Section 2 E of the Subdivision Regulations of the Zoning Ordinance; For the request that 475 Ridge Street, Lewiston NY 14092, Tax ID #101.10-2-60 measuring 49.5ft. x 99ft., to be subdivided into two lots, one measuring 49.5ft. x 52ft., and the other measuring 49.5ft x 47ft; the remaining 49.5 ft. x 47 ft. to resubdivide with 476 Center Street, Lewiston NY 14092, Tax ID #101.10-2-36, measuring 49.5ft x 99ft., creating a combined lot measuring 49.5 ft. x 146 ft.

No residents were present to speak on this matter. A motion was made by Chairman Machelor seconded by Tasia Fitzpatrick and passed unanimously to close the public hearing at 6:03pm.

PRESENT Norman Machelor, Doreen Albee, Tasia Fitzpatrick, Joseph Sorce, Savana Bevacqua, Nicholas Schaefer, Clerk Fundis, Deputy Clerk Vazquez, Mayor Welch

CALL TO ORDER Chairman Machelor called the Planning Meeting to order at 6:04pm.

NEW BUSINESS **475 Ridge Street/476 Center – Subdivision/Resubdivision**
 A motion was made by Tasia Fitzpatrick and seconded by Doreen Albee to approve the resolution on the advisability of Article III, Section 2 E of the Subdivision Regulations of the Zoning Ordinance; for the request that 475 Ridge Street, Lewiston NY 14092, Tax ID #101.10-2-60 measuring 49.5ft. x 99ft., to be subdivided into two lots, one measuring 49.5ft. x 52ft., and the other measuring 49.5ft x 47ft; the remaining 49.5 ft. x 47 ft. to resubdivide with 476 Center Street, Lewiston NY 14092, Tax ID #101.10-2-36, measuring 49.5ft x 99ft., creating a combined lot measuring 49.5 ft. x 146 ft.

Clerk Fundis polled the board and the motion passed with five ‘YES’ votes.

Savana Bevacqua	YES	Doreen Albee	YES
Tasia Fitzpatrick	YES	Joseph Sorce	YES
Norman Machelor	YES		

860 Center – Development plans

A discussion ensued regarding rendering for site plans presented by architect Jim Fittante of Fittante Architecture for an urgent care facility.

Fittante explained that the Village of Lewiston Zoning Code would require 17.7 parking places for this; but the presented plans has 36 spots shown, as this is a national company requirement. The site plans include a two-way access off Center Street and a two-way access off North Ninth Street on the driveway that runs behind the property.

Savana Bevacqua inquired about whether or not barriers would be installed, the safety of the driveway access on North Ninth Street, and whether or not the builder had other design options for the exterior of the building that would fit in with the historic nature of the village.

Fittante stated that yes, barriers would be installed, and that this would be determined by the civil and village engineers and submitted with the final plans. Fittante added that the board could approve the site plan contingent upon a different façade, which could be proposed to the business owners. This design does fit in with the businesses on either side of the property. The Village Code requires conformity with the adjacent buildings. Fittante also addressed a concern about lighting, and stated that the lights would be shielded from adjacent or residential properties.

Doreen Albee asked if there were any issues with water flow for this property and mentioned that there is no landscaping depicted on the submitted renditions.

Fittante stated there are no issues with water flow, and suggested grant an approval for the site plan with the contingency that landscaping be added.

Chairman Machelor stated that this is a tough area for traffic where Center goes down to one lane.

Fittante responded stating that it is no different than the traffic from the dentist office next door, and those spots require people to back out.

Clerk Fundis read the following letter submitted by a resident regarding concerns with the proposed development plan:

‘I am not opposed to the development of the property, but as with all others, it must be done with the safety and concern of the residential neighbors that surround it.

My main concern is the driveway connection that would be connecting to 9th Street. In my opinion, this connection is going to worsen an already dangerous stretch of the road. My property is on the intersection of 9th and Onondaga, we witness not only people running the stop signs, but recklessly driving and speeding daily. Any connection to that street is going to create a scenario where there will inevitably be an accident, whether it’s from negligent drivers or weather related issues on that hill.

Furthermore, that exit will cause a quality of life concern for the renters of the apartments that it runs behind and ourselves. With the potential for bright lights and traffic noise, no matter the amount of traffic, we will not be able to quietly enjoy our properties. This could also decrease the property / rent values for not only ourselves, but the family that owns and rents the apartments on Onondaga and Ninth.

Furthermore, the parking lot and all lighting needs to be arranged with taking consideration of the apartments and homes in the immediate area. Lighting should be positioned so that it does not cause any increased ambient lighting on our properties. Buffers should be created, whether fences or foliage to diminish any exposure of traffic / utility noise or ambient lighting.

Again, I am not against the development of this property, I would just like the Village to make sure that the developers adhere to strict guidelines while developing and planning it in regards to quality of life and the safety of the neighbors.

Thank you,
Christopher Budde
890 Onondaga Street’

Chairman Machelor asked if two entrances were necessary. Fittante said yes, that the driveway and second entrance was one of their decision making factors in going forward with this project.

Santo and Adeline Candella, owners of the properties directly behind the property in discussion, expressed their concerns. Adeline Candella stated that she is concerned if the business is 24 hours of operation, and about the parking spots that would face the rear side of her properties if a barrier was not built; we have eight families living on these properties. North Ninth Street is already a very dangerous road.

A resident, who stated she is a neighbor to Christopher Budde, spoke on her concerns with this proposed development. She expressed her worry about the entrance on North 9th Street and the already dangerous conditions. She also added the issue with how dark the corner is at the Center and Ninth Street intersection; drivers do not see my family and I when we are walking. An emergency care facility will only create more traffic. We enjoy this village and the ability to walk everywhere but won’t be able to walk with the increased traffic. This resident stated that she agrees with Christopher Budde’s letter.

A tenant of the properties located on Onondaga Street owned by Santo and Adeline Candella stated that he has been there for 20 years, and that on any given day in winter, cars are not getting up the hill on North Ninth Street. Also, the property for the proposed site was initially a natural escarpment. I have watched this area built up over the years, with landfill and dumping on the property. The property underneath will not have good drainage. In addition, the noise and lighting will ruin the ambience of the area. Some people call this progress, but it is ruining the ambience of the village.

A motion was made by Tasia Fitzpatrick and seconded by Savana Bevacqua to approve the site plan for use of an urgent medical center at 860 Center Street, contingent upon final development plans be presented with the following requirements:

- proposal for an alternate façade to mimic the historic nature of the village
- the only permitted access to be on Center Street; access on North 9th Street was not approved.
- a barrier on the rear of the property
- landscaping to be added

Clerk Fundis polled the board and the motion passed with five ‘YES’ votes.

Savana Bevacqua	YES	Doreen Albee	YES
Tasia Fitzpatrick	YES	Joseph Sorce	YES
Norman Machelor	YES		

ADJOURNMENT

A motion was made by Doreen Albee seconded by Joseph Sorce and passed unanimously to adjourn the meeting at 6:37pm.

Shannon Fundis, Clerk