

PRESENT Norman Machelor, Tasia Fitzpatrick, Joseph Sorce, Nick Schaefer, Clerk Fundis

EXCUSED Doreen Albee

PUBLIC HEARING Chairman Machelor opened the public hearing at 7:21pm on the advisability of Article III, Section 2 E of the Subdivision Regulations of the Zoning Ordinance; for the request that a portion of the village right of way be re-subdivided into the property located at 892 Seneca Street, Lewiston NY 14092, Tax ID #101.15-1-6.2 measuring 265.57ft X 200.32ft X 152.32ft X 237.4ft and a portion of the Seneca Street Village Right-of-Way measuring 25 ft. +/- X 265.53 ft. +/- X 25 ft. +/- X 265.57 ft. into one lot measuring 265.53 ft. +/- X 225.32 ft. +/- X 152.32 ft. X 262.4 ft. +/- to permit the construction of the addition to the existing DPW garage.

No residents were present to speak on the matter. A motion was made by Tasia Fitzpatrick seconded by Nick Schaefer and passed unanimously to close the public hearing at 7:23pm.

CALL TO ORDER Chairman Machelor called the meeting to order at 7:24pm.

MINUTES A motion was made by Joe Sorce seconded by Nick Schaefer and passed with three yes votes to approve the August 8, 2022 minutes. Fitzpatrick abstained.

OLD BUSINESS **Variance Request Updates**  
Tasia Fitzpatrick inquired about variance requests from Hibbard's Liquor and the Colonial Valley Plaza. Clerk Fundis informed the commission that both variance requests were approved at the Zoning Board of Appeals meeting on August 23, 2022. A request was made that the ZBA minutes be sent to the Planning Commission going forward.

NEW BUSINESS **892 Seneca – Resubdivision**  
A motion was made by Tasia Fitzpatrick and seconded by Joe Sorce to approve the request that a portion of the village right of way be re-subdivided into the property located at 892 Seneca Street, Lewiston NY 14092, Tax ID #101.15-1-6.2 measuring 265.57ft X 200.32ft X 152.32ft X 237.4ft and a portion of the Seneca Street Village Right-of-Way measuring 25 ft. +/- X 265.53 ft. +/- X 25 ft. +/- X 265.57 ft. into one lot measuring 265.53 ft. +/- X 225.32 ft. +/- X 152.32 ft. X 262.4 ft. +/- to permit the construction of the addition to the existing DPW garage as presented.

Clerk Fundis polled the board and the resolution passed with four YES votes.

Sorce – YES Fitzpatrick – YES Schaefer – YES Machelor - YES

**115 S. Water Street – Building Addition**

Architect, David Guisiana, gave a presentation on the plans to build a second floor addition for additional storage space at 115 S. Water Street. With the success of the Griffon restaurant, they need to expand their coolers on the first floor. The second floor will be utilized for extra storage space for the Griffon and the Whirpool Jet Boat. Guisiana discussed the proposed improvement of the dumpster area, and a concrete pad poured to host the mobile truck used as a kitchen to service the outdoor patio. The concrete pad will improve handicap accessibility to the outdoor deck area.

A motion was made by Tasia Fitzpatrick seconded by Nick Schaefer and passed unanimously to approve the plans as presented for 115 S. Water Street.

**125 S. 1<sup>st</sup> Street – Preliminary Plan**

Architect, David Guisiana, presented preliminary plans for 125 S. 1<sup>st</sup> Street. Guisiana stated that the current structure is a three unit, multi-family house, which has also been used as office space. The intention is to continue the current use, and eventually build a three to four unit apartment building. The focus today is to seek approval to build a parking lot and a ground level garage; for a multi-faceted storage facility for the Whirpool Jet Boat, The Griffon, and what is currently being stored at the 65 Center Street property. The side-yard setback requirements are 15 feet, we are asking for a recommendation to the Zoning Board of Appeals for a variance of 10 feet to allow a 5-foot setback.

A motion was made by Joe Sorce seconded by Tasia Fitzpatrick and passed unanimously to approve the landscape and parking lot as presented for 125 S. 1<sup>st</sup> Street.

A motion was made by Joe Sorce seconded by Nick Schaefer and passed unanimously to approve the first level building as presented, with a recommendation to the Zoning Board of Appeals to accept the proposed side yard setbacks as presented and recommendation for the continuation of the existing multi-family residential use.

**845 Cayuga – Development Plans**

Architect, Mark Dean presented plans for a fully climate-controlled self-storage facility at 845 Cayuga Street. Dean stated that the existing footprint of the building is staying the same, but the exposed space on the lower level will be enclosed for additional storage space. Dean added that based on the most comparable building use listed in the code as a warehouse, they would be required to have 12 parking spaces, and they already have more than this. Dean also stated that they would discuss options with Life Storage on softer color palette options for the exterior of the building.

Suggestions were made by the Planning Commission for landscaping to be added along the sides of the building, and possibly adding trees throughout the property. Property owner, Vick Singh Ghotra, agreed, and stated that his vision includes more trees and greenery.

A discussion ensued regarding the hours, surveillance and security, accessibility to renters, lighting and management on duty for the proposed storage facility. Dean and Ghotra explained that the storage facility will most likely be open until 10pm, but will stick within the Village guidelines if they are different from this. The building is secure, and the owner has the ability to limit the hours of accessibility. Life storage is highly sophisticated, each renter will have their own key fob to access the facility, and Life Storage can see who is in the building, when they arrive and when they leave. Lighting will be added in the loading areas with shields to prevent the light from projecting into the street.

Chairman Machelor suggested Ghotra and Dean come back with a plot plan for the light placement. Fitzpatrick added that she would like Building Inspector/Zoning Officer Candella to review the plans and give his guidance and recommendations to the Historic Preservation and Planning Commissions.

A motion was made by Nick Schaefer seconded by Tasia Fitzpatrick and passed unanimously to approve the first submission development plans for 845 Cayuga Street as presented, and to return with the second submission at the next meeting.

**DISCUSSION****Non-Compliant Signs**

Fitzpatrick questioned the excessive window signage at 451 Center Street, Deal Realty, and the placement of the sign on the building at 421 Center Street, All Dolled Up. Fitzpatrick stated that the window signs at Deal Realty appear to be

exceeding the 30% requirement and the sign at All Dolled Up has not been placed as instructed by the Planning Commission. Fitzpatrick requested that Candella look at these businesses. Clerk Fundis said she will inform Candella and add to Old Business section of the agenda to follow up at the next meeting.

**Temporary Signs**

Fitzpatrick requested that Candella provide the Planning Commission with an updated list of all issued temporary signs with the date they were issued. A discussion ensued regarding revision to the temporary sign portion of the Village Code. No action was taken.

ADJOURN A motion was made by Tasia Fitzpatrick seconded by Joe Sorce and passed unanimously to adjourn the meeting at 8:16pm.

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Shannon Fundis, Clerk