

PRESENT Doreen Albee, Tasia Fitzpatrick, Joseph Sorce, Nick Schaefer, Shannon Fundis

EXCUSED Norman Machelor

CALL TO ORDER Doreen Albee called the meeting to order at 7:32pm.

MINUTES A motion was made by Nick Schaeffer seconded by Joseph Sorce and passed unanimously to approve the October 11, 2022. Tasia Fitzpatrick abstained.

OLD **845 Cayuga – ZBA Decision**

BUSINESS Clerk Fundis gave an update on the decision made by the Zoning Board Appeals on whether or not a storage facility is a permitted use at 845 Cayuga Street, which is located in the B-1 District. Fundis stated that the Zoning Board of Appeals decided that a storage facility is not a permitted use in this district based on the following findings:

Sect. 6.A of the Village Code – ‘The provisions of this ordinance shall be deemed to be specific. Those matters for which there are no specific provisions in this ordinance shall be deemed to be prohibited.’

Storage facility is not listed as permitted use in Section G – other business

The Zoning Board of Appeals did not find a storage facility to be a retail establishment, nor a personal service establishment.

NEW **800 Center Street – Hustler’s Tavern**

BUSINESS A motion was made by Nick Schaefer seconded by Tasia Fitzpatrick and passed unanimously to approve the wall sign as presented.

**444 Center Street – Lewiston Law Center**

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

**100 S. 3<sup>rd</sup> – Development Plans/New Build**

Architect, David Giusiana, presented plans for a new build at 100 S. 3<sup>rd</sup> Street. It is currently a vacant lot. A version of this plan was previously approved, but it is now being changed from a one and a half story residential home with a business office to a one story home. Dormers have been included to make the home appear to be one and a half stories. A variance was granted for the prior project, but we will need to request for a variance for an addition to the rear set back variance and for area coverage. The proposed office from the original plan was moved from the basement to the first floor.

A discussion ensued on the parking requirements, and if a residential home with an office is a permitted use in the R-B-2 district.

A motion was made by Tasia Fitzpatrick and seconded by Nick Schaefer to refer this project to the Zoning Board of Appeals; to request a rear setback variance, an area coverage variance, and for clarity on if the proposed plan is a permitted use in the R-B-2 zoning district.

Clerk Fundis polled the board, and the motion passed with four yes votes.

Sorce – YES      Fitzpatrick – YES      Schaefer – YES      Albee - YES

**315 Center - Development Plans/New Build**

Architect, David Giusiana, presented plans for a new build at 315 Center Street. Giusiana stated that there is an existing one and a half story house on the property

that is currently utilized as a short-term rental property; the proposed new property will become the principal building, and the existing structure will be the accessory building.

A motion was made by Tasia Fitzpatrick seconded by Joseph Sorce and passed unanimously to approve the plans as submitted; and refer to the Zoning Board of Appeals to apply for setback and parking variances. This motion includes the request for landscaping to be added to the project.

#### **494 Ridge – Development Plans/Addition**

A motion was made by Joseph Sorce seconded by Tasia Fitzpatrick and passed unanimously to table the submission; Albee stated that the Historic Preservation Commission tabled this, and we would like their recommendations before making a decision. Albee requested that a western elevation be provided when this item is addressed at the next meeting.

#### **475 Ridge Street – Queen Bee’s Cottage**

A motion was made by Tasia Fitzpatrick seconded by Joseph Sorce and passed unanimously to table the request until the next meeting where a representative will be present.

#### **Sign Relaxation/Emergency Situation**

Doreen Albee requested that the Village Board of Trustees end the sign relaxation for the Covid-19 Pandemic, now that the state of emergency ended on September 12, 2022. This will be discussed at the board meeting on November 21, 2022.

#### **DEPUTY CHAIR REPORT**

Doreen Albee stated that she will be attending a short-term rental committee meeting on Wednesday. And there is a four hour virtual training with the New York Planning Federation on December 3, 2022 from 10am-2pm.

#### **ZONING OFFICER REPORT**

Ken Candella stated that Battleflag Tavern has a lighted sign in the window. It is not currently on; I have not been able to get in contact with the owner, so I will reach out again.

A discussion ensued on the condition of the sign at All Dolled Up; Candella was requested to contact the business owner regarding the condition and installation of the sign.

Candella stated that O’s Smoke Shop has a suspended sign that was not submitted to the commissions for approval; Candella informed the business owner and he will be submitting an application for the sign to be reviewed next month.

Albee said she appreciated Candella’s notes on the projects on the agenda today.

#### **DISCUSSION**

##### **Information/Warning signs in residential property front lawns**

This discussion will be reviewed at the December meeting.

##### **Master Plan**

Fitzpatrick requested that a copy of the master plan be distributed to all commission members. A motion was made by Doreen Albee seconded by Joseph Sorce and passed unanimously for the master plan to be distributed to all commission members.

#### **ADJOURN**

A motion was made by Joseph Sorce seconded by Nick Schaefer and passed unanimously to adjourn the meeting at 8:40pm.