

PRESENT Rick Haight, Josh Janese, Jim Ullery, Scott Lewandowski, Shannon Fundis, Donna Cassick, Building Inspector/Zoning Officer Candella

EXCUSED Nick Schaefer

CALL TO ORDER Rick Haight called the meeting to order at 6:21pm.

MINUTES A motion was made by Jim Ullery second by Josh Janese and passed unanimously to approve the April 14, 2025 minutes.

OLD **476 Center Street – Subdivision**

BUSINESS An updated proposal for the subdivision with different dimensions was presented to the Planning Commission. Rick Haight said this is a slightly larger area, but it is still exceeding the area coverage and setback requirements in the code. The area coverage is 53.6% and the rear setback is 5 ft. A discussion ensued on the dimensions and lot.

A motion was made by Josh Janese and seconded by Jim Ullery to approve by resolution the subdivision for 476 Center Street as presented, pending the approval for the variance required for area coverage and rear setback.

Shannon Fundis polled the board, and the motion passed with the following results:

Ullery – Yes Janese – Yes Lewandowski – Yes Haight - Yes

NEW **735 Page Avenue – Subdivision**

BUSINESS No residents were present to speak on the proposed re-subdivision at 735 Page Avenue.

Property owner, Robert Quarantillo, presented a resubdivision request to rejoin lot 19 with lot 18 to become one lot. We would like to build on the new lot and use the existing basement.

A motion was made by Jim Ullery seconded by Josh Janese and passed unanimously to approve the resubdivision of 725-735 Page Avenue to create one single parcel as presented.

444 Center – Queen B’s Cottage Sign Application

A motion was made by Josh Janese seconded by Scott Lewandowski and passed unanimously to approve the suspended sign as presented.

748 Center Street – Development Plans

Architect, James Fittante, presented development plans for a mixed-use two-story structure to be constructed at 748 Center Street. The lower unit will be commercial, and the upper unit will be a single residential unit. Fittante said we are trying to accent the Opera Hall with a brick façade and are trying to match the entrance to the prior building at this location. We are using maintenance free material along the bottom of the building. There will be two parking spaces on the east side entrance, and there is an existing easement agreement with Ellicott Development, providing five additional parking spaces. The footprint of this building is smaller, meeting the rear setback and area coverage requirements. There was discussion on the west side wall being fireproofed. Building Inspector/Zoning Officer Candella said he would check with the building next door to ensure their east wall is fireproofed as well. Concerns about parking were addressed.

Rick Haight asked about access to the easement parking and if there are grading and drainage plans. Fittante stated that a walking path will be installed, and the grading plans will be submitted during the permit process.

A motion was made by Josh Janese seconded by Jim Ullery and passed unanimously to approve the development plans as presented for 748 Center Street.

DISCUSSION Shannon Fundis announced that Ashley Wesser gave her resignation from the Planning Commission. The Village Board of Trustees will vote to accept her resignation and appoint Scott Lewandowski to a permanent position at the board meeting on Monday, May 19, 2025.

ADJOURN A motion was made by Josh Janese seconded by Rick Haight and passed unanimously to adjourn the meeting at 6:55pm.

Shannon Fundis, Clerk