

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

EXCUSED Nick Schaefer, Ashley Wesser

**PUBLIC Subdivision – 476 Center Street**

HEARING Rick Haight opened the public hearing at 6:55pm on the advisability of Article III, Section 2 E of the Subdivision Regulations of the Zoning Ordinance; for the request that 476 Center Street, Lewiston, NY 14092, Tax ID #101.10-2-36 to be subdivided into two lots, with the following measurements:

1. Beginning at a point in the north line of Center Street, a distance of 171.31 feet west of the west line of North Fifth Street (99 feet wide);

Thence westerly along the north line of Center Street, a distance of 37.25 feet to the west line of Lot 249;

Thence northerly along the west line of Lot 249, a distance of 34.00 feet;

Thence easterly and parallel with Center Street, a distance of 22.40 feet;

Thence southerly and parallel with the west line of Lot 249, a distance of 8.90 feet;

Thence easterly and parallel with Center Street, a distance of 8.05 feet;

Thence southerly and parallel with the west line of Lot 249, a distance of 5.10 feet;

Thence easterly and parallel with Center Street, a distance of 6.80 feet;

Thence southerly and parallel with the west line of Lot 249, a distance of 20.00 feet to the point of beginning.

2. Beginning at a point in the north line of Center Street, a distance of 159.06 feet west of the west line of North Fifth Street (99 feet wide);

Thence westerly along the north line of Center Street, a distance of 12.25 feet;

Thence northerly and parallel with the west line of Lot 249, a distance of 20.00 feet;

Thence westerly and parallel with Center Street, a distance of 6.80 feet;

Thence northerly and parallel with the west line of Lot 249, a distance of 5.10 feet;

Thence westerly and parallel with Center Street, a distance of 8.05 feet;

Thence northerly and parallel with the west line of Lot 249, a distance of 8.90 feet;

Thence westerly and parallel with Center Street, a distance of 22.40 feet to the west line of Lot 249;

Thence northerly along the west line of Lot 249, a distance of 112.72 feet;

Thence easterly and parallel with Ridge Street, a distance of 49.50 feet;

Thence southerly and parallel with the west line of Lot 249, a distance of 146.85 feet to the point of beginning.

David Giusiana of 625 Center Street stated that he is not in favor of the proposed subdivision; this is about a 90% variance from the required lot size, about a 70-80% variance for the area coverage. This opens up the village to issues, if I was on a board I would immediately disprove this.

Haight closed the public hearing at 6:55pm.

CALL TO ORDER Rick Haight called the meeting to order at 6:56pm

MINUTES A motion was made by Josh Janese seconded by Jim Ullery and passed with three yes votes to approve the March 10, 2025 minutes. Haight abstained because he was not present at that meeting.

**NEW 476 Center St. – Subdivision**

BUSINESS Rick Haight stated that he agrees with Giusiana, that it creates several variances, it does not follow the code, and if sold, it is creating a non-conforming lot. Building Inspector/Zoning Officer Candella agreed with Haight.

Scott Lewandowski said changing the laws that dramatically could cause issues. Josh Janese agreed, and said it sets a precedence.

A motion was made by Josh Janese and seconded by Jim Ullery to approve the subdivision of 476 Center Street as presented.

Shannon Fundis polled the board and the motion failed with the following results:  
Janese – No            Ullery – No            Lewandowski – No            Haight - No

**421 Center St. – The Second Story Boutique Application**

A motion was made by Josh Janese seconded by Jim Ullery and passed unanimously to approve the wall sign for The Second Story Boutique as presented. This building has a variance for business signs; the sign as proposed fit within the size requirement, and the placement is within 15 inches of the side of the building.

**480 Center St. – Lewiston Digital LLC Sign Application**

A motion was made by Josh Janese seconded by Scott Lewandowski and passed unanimously to approve the vinyl window sign for Lewiston Digital LLC, conditional upon the size being reduced to no greater than 25% of the window size, and the door sign being removed.

**761 Cayuga St. – Hearth & Haven Sign Application**

A motion was made by Rick Haight seconded by Jim Ullery and passed unanimously to approve the proposed wall sign for Hearth & Haven as presented, and shifting the location of the sign towards the side as recommended by the Historic Preservation Commission but remaining a minimum of 2 feet from the side of the building.

**115 S. Water St. – Parking Lot Sign Application**

A discussion ensued on the updated sign at 115 S. Water Street. Property owner John Kinney stated that this sign is an update to the prior sign that had been in place the past 18 years. The updated sign includes the current tenant's business name, and verbiage to preserve our property rights. Kinney said this verbiage regarding towing vehicles was added at the advice of our legal counsel, who stated we did not have appropriate language on the sign.

Suggestions were made by Rick Haight and Josh Janese that there be access control in the parking lot, and for the village to distinguish the public parking spots from the private parking lot by painting and striping the spots.

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

**125 South 1<sup>st</sup> Street – Façade Changes**

A motion was made by Jim Ullery seconded by Josh Janese and passed unanimously to approve the change from brick to stone veneer and a roof added above the existing balcony on the west side of the building as presented.

**112 S. Water St. – Moose Lodge Sign Application**

A discussion ensued on the proposed sign at the Moose Lodge. Concerns about the sight lines were addressed.

A motion was made by Josh Janese seconded by Jim Ullery and passed unanimously to approve the sign for the Moose Lodge, with the moose silhouette logo, as presented.

ADJOURN    A motion was made by Josh Janese seconded by Jim Ullery and passed unanimously to adjourn the meeting at 7:27pm.