
September 1, 2026

Rick Haight, Chairman, Planning Board
Village of Lewiston
145 N 4th Street
Lewiston, NY 14092

Re: Updated Project Submission
Project Name: 760-790 Center Street Mixed-Use Development
Applicant/Project Sponsor: 1200 Group, LLC c/o Ellicott Development Co. (EDC)

Dear Chairman Haight and Planning Board Members:

Please find enclosed the following documents being submitted in connection with the pending request for an Amended Site Plan Approval regarding our mixed-use development located at 760-790 Center Street (the "Project Site"):

- Ten (10) copies of this letter along with two (2) full-size copies of the updated Floor Plan [Drawing A-101, dated 8/31/2026], updated elevations [Drawing A-201, dated 8/31/2026], updated Site Plan [Drawing C-100, dated 9/1/2026], updated Landscaping Plan [Drawing L-100, dated 9/1/2026], and the updated Truck Turning Plans [Drawing T-100 and T-101, dated 9/1/2026] prepared by the project architect and site engineering firms, AP Architects and Carmina Wood Design, respectively.

Following the 7/13/2026 Planning Board Meeting, further plan development with the proposed retail tenant for the 1st floor of Building 3 resulted in various modifications to the previously presented Site Plan, Floor Plan and Exterior Elevations. Those changes are summarized as follows:

1. With respect to the main entrances into the retail space on the south elevation of Building 3, the proposed main entry points have been reduced from 3 to 2. See Floor Plan Drawing A101, dated 8/31/2026, attached as Exhibit "1". The existing two-leaf entry on the east end of the south elevation between column lines 7 and 8 would remain as is. The existing two-leaf entry between columns 5A and 5B, would be relocated to the west between column lines 4A and 5. Also see Building Exterior Elevations Drawing A201, dated 8/31/2026, attached as Exhibit "2".
2. With respect to the covered drive-thru space, this area will no longer be enclosed for an expansion of interior space, as this is not needed by the proposed tenant. Instead, the area is proposed to be utilized for the storage and staging of outdoor merchandise. As shown on Drawings A101 and A201, attached as Exhibits "1" and "2" respectively, the south and north openings into this space are proposed to be closed off with a 6' high, black decorative aluminum fence with center positioned swing gates for exterior access.

The covered and fenced outdoor space would also be accessible via a new single-leaf man door located near the southwest corner of the tenant's interior space.

3. For merchandise deliveries into the proposed interior warehouse/stock area, the proposed roll-up loading door has been relocated on the north elevation to between column lines 2 and 3. See Drawings A101 and A201, attached as Exhibits "1" and "2" respectively.

In addition to the above, the following has been prepared in response to comments received at the 7/13/2026 Planning Board Meeting in connection with the pending application for Amended Site Plan Approval of the proposed modification to the mixed-use plaza. It is important to note that the project plans submitted herewith reflect modifications based on those comments.

For convenience, each of the concerns outlined in the minutes from the Planning Board meeting on 7/13/2026, are listed below in *italics*, followed by the Project Sponsor's responses.

PLANNING BOARD MEETING MINUTES DATED 7/13/2026:

1. Landscaping:

a. Plans show trees and shrubs across the site, many of which have not been planted. This vegetation needs to be installed, or the plan revised to depict the actual planting plan.

b. Previous approvals included additional landscaping along Onondaga Street. This landscaping is not shown on the plans and should be included.

c. The site stormwater features, particularly the detention area at the NW corner of the site, need to be maintained. Some trees on site are either dead or dying. A maintenance schedule should be provided for all landscaping.

Response: After conducting a thorough survey of the Project Site, EDC acknowledges that some landscaping in connection with the 2018 Planning Board approved landscaping plan was never installed. EDC agrees to install this missing landscaping. In addition, EDC proposes to install the additional new landscaping previously proposed to embellish the existing curbed peninsulas at the southeast and southwest corners of Building 3 that was shown on our previously submitted landscaping plan (L-100, dated 5/27/2026, not included herewith). The updated proposed landscaping plan (L-100, dated 9/1/2026, attached as Exhibit "4") reflects the above comments, clouding all the additional landscaping proposed to be installed across the Project Site.

A Landscaping and Stormwater Management Maintenance Plan is included as Exhibit "6".

2. Sidewalks:

a. Previous approvals included a sidewalk connection from Building 3 to the sidewalk on Onondaga Street. None is shown on the plans and should be included.

b. The sidewalk on Onondaga Street has no tactile warning at its terminus with N. 8th Street or at the site drive. These must be added.

c. The sidewalk on the west side of the drive to Onondaga Street was never constructed.

d. Original plans showed a sidewalk along the west side of N. 8th Street. It has subsequently been removed. Why?

Response:

During the 7/13/2026 Planning Board meeting, a comment made requesting consideration of a sidewalk connection from Building 3 to the existing sidewalk on Onondaga Street. This section of sidewalk has not been included in the updated submission given the steep topography in that portion of the Project Site and the resulting inability to comply with ADA standards for slope.

EDC will install the portion of sidewalk at the northwest corner of the Project Site along Onondaga Street between our existing driveway entrance and 725 Onondaga Street to the west. This has been reflected on the Updated Site Plan (C-100, dated 9/1/2026, attached as Exhibit "3").

EDC will install tactile warning strips where necessary on the sidewalks along Onondaga Street. This has been reflected on the Updated Site Plan (C-100, dated 9/1/2026, attached as Exhibit "3"). The originally proposed sidewalk along N. 8th Street was removed from the plan based on conversations with National Fuel. The construction of this sidewalk was prohibited by National Fuel as they do not allow the construction of sidewalks over their high-pressure lines, which run down the west side of N. 8th Street.

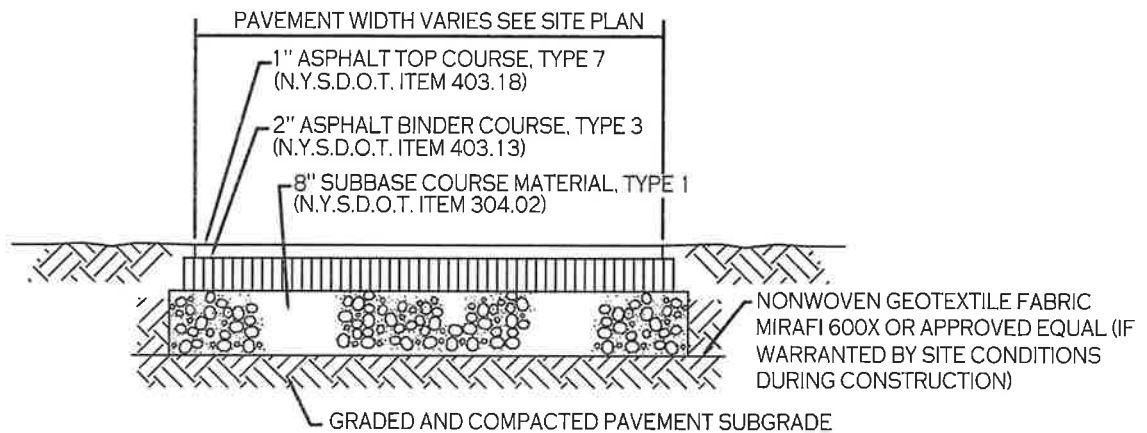
3. Deliveries:

a. I can find no record of an anticipated route for deliveries. What will be the route, how many trucks and at what times will deliveries be made? What is currently taking place for Tim Horton's?

b. All pavement on site is indicated as "Standard Duty". What is that pavement section and can it withstand truck traffic?

Response: Tim Hortons receives deliveries on Mondays and Thursdays, typically between 7 am – 10 am. The deliveries come via a 27' tractor-trailer. The trucks enter the site from N. 8th Street, pass by Building 3, and then back into the parking lot on the west side of Building 1.

Below is a copy of the Standard Duty Asphalt Section as included on Drawing C-101 (dated 7/11/2016) in our civil drawing set in connection with our building permit application, which was later issued on 7/18/2019. This asphalt section complies with NYSDOT Standard Specification 401-3 and is sufficient to withstand the size and frequency of truck traffic on the Project Site.



NOTE: CONSTRUCTION METHODS FOR ASPHALT PAVEMENT SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 401-3, WITH SUBBASE CONSTRUCTION METHODS CONFORMING TO NYSDOT STANDARD SPECIFICATION 304-3.

STANDARD DUTY ASPHALT SECTION - 4A

4. Site:

a. If the commercial space is to be a Hardware Store, will there be propane sales? If so, where will propane storage be located?

Response: Yes, the proposed tenant is proposing to have propane sales. The proposed propane refill tank would be located in the western row of parking spaces, as shown on the attached Updated Site Plan (see C-100, dated 9/1/2026, attached as Exhibit “3”).

b. Access on the south side of Building 3 shows a new island for pedestrian access from the south. It should be included as part of the revision on the site plan and be dimensioned.

Response: The Updated Site Plan reflects the current conditions; (see C-100, dated 9/1/2026, attached as Exhibit “3”).

c. Handicap parking and access is shown on the west side of the existing western door on the south side of Building 3. Ramps are currently located at the new island and further to the west. Will the existing ramps be relocated/removed?

Response: The existing ramps on the south side of Building 3 will not be relocated or removed. The previously submitted plans in connection with this pending request for Amended Site Plan approval did not accurately reflect the as-built condition. The as-built condition is now accurately reflected on the Updated Site Plan (C-100, dated 9/1/2026, attached as Exhibit “3”).

d. Man doors located on the North side of Building 3 open directly to the access drive. Protective bollards should be installed.

Response: Protective bollards will be installed at both man doors and electrical meters along the North Side of Building 3. This has been reflected on the Updated Site Plan (C-100, dated 9/1/2026, attached as Exhibit “3”)

e. The Loading Zone is 10’ wide, but effectively closer to 8’ since it abuts the building. This could reduce the effective width of access between the loading area and the north edge of pavement to less than 20’. Is the Fire Marshall ok with this?

Response: A Fire Truck Turning Map (T-100, dated 9/1/2026, attached as Exhibit “5”) illustrates that there is enough room for a fire truck to access the north side of Building 3 if during the same time in which a tractor-trailer is located in the dedicated loading zone.

f. The Site Variance approved for the parking spaces on 7/21/2016 is for 108 9’ x 18’ spaces and 79 9’ x 20’ spaces, for a total of 187 spaces. What is indicated on the plan is only 70 9’ x 20’ spaces and 123 9’ x 18’ spaces. And although 20’ spaces are shown on the plan, the Parking Table only indicates 18’ spaces. It also indicates 192 spaces when 193 spaces are shown. The Table should be corrected and the number of 20’ spaces either need to meet the variance requirement or a new variance will be required.

Response: After conducting a thorough review of past approved plans and a survey of the existing conditions on the Project Site, a Parking Comparison Summary was completed (See attached Exhibit “7”). This Summary illustrates that the current conditions exceed the number of parking spaces when compared to the Site Plan approved by the Planning Board in 2018, prior to construction of the Project.

g. Details and dimensions should be provided for the proposed Gazebo. It also needs to be shown on the grading plan as the location is shown near a storm structure and in the area where the grade drops off significantly to the National Fuel building.

Response: The proposed gazebo is shown on the previously submitted grading plan, Drawing C-200 (not included herewith). A detailed specification for the proposed gazebo is attached here as Exhibit “8”.

h. There is an existing dumpster for Quest that is not shown on the plans. An enclosure needs to be provided if it is to remain. Its location and impact on parking needs to be indicated on the plans.

Response: This dumpster will be relocated to the existing dumpster enclosure to the northwest of Building 1.

CONCLUSION:

The Project Sponsor requests the Planning Board approve the proposed modification to our mixed-use plaza at 760-790 Center Street during its public hearing to be on Monday, September 14th.

If you should have any questions regarding this letter, please contact me at (716) 854-0060 or Sean Hopkins, Esq. at (716) 510-4338.

Sincerely,

ELLCOTT DEVELOPMENT COMPANY



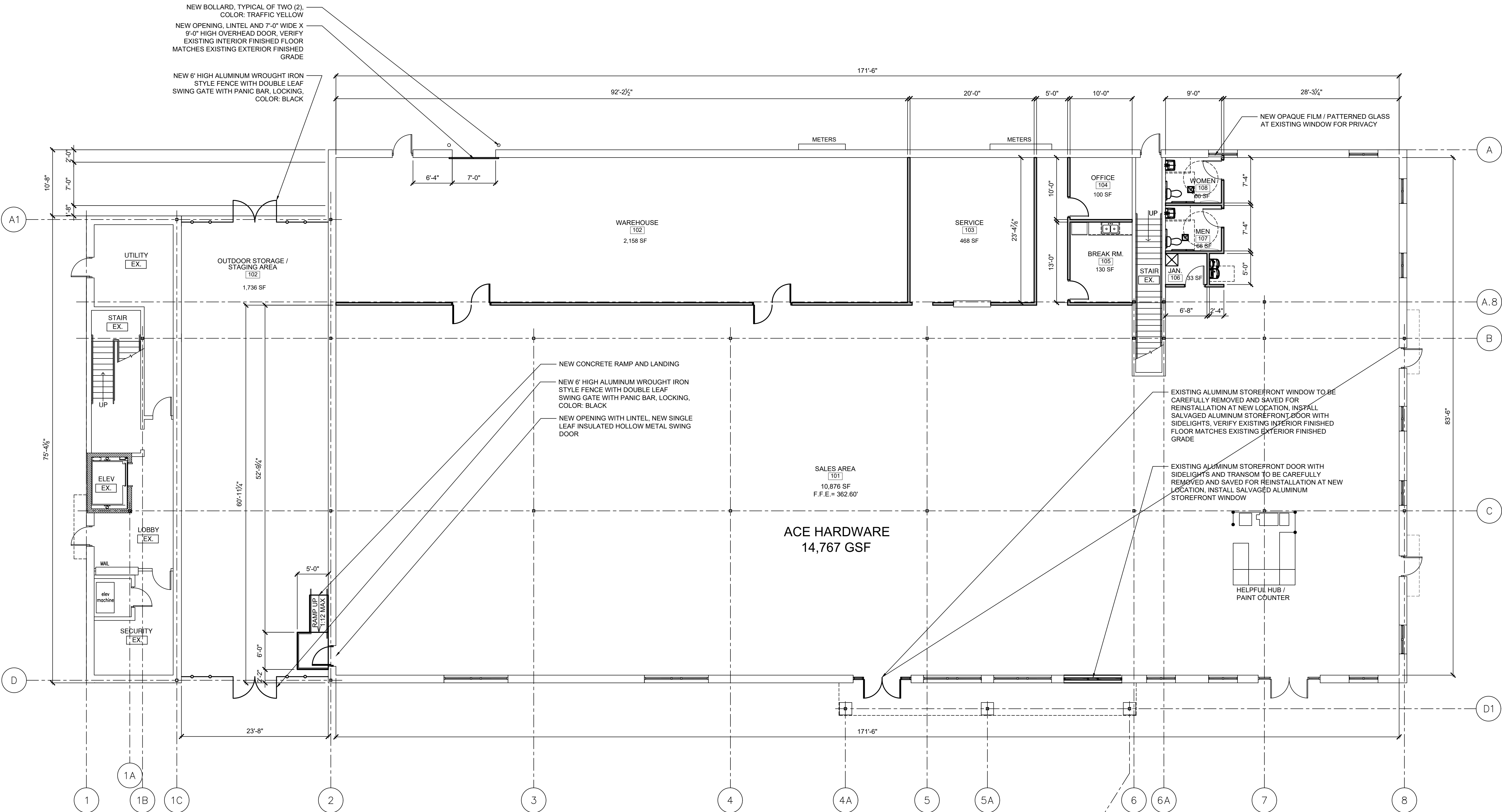
THOMAS M. FOX
Director of Development

cc: Shannon Fundis, Village Clerk
Sean Hopkins, Esq., Hopkins Sorgi & McCarthy PLLC
Christopher Wood, P.E., Carmina Wood Design

EXHIBIT 1

GENERAL NOTES:

- 1) PROPOSED LAYOUT IS PRELIMINARY / CONCEPTUAL IN NATURE.
2.) ADDITIONAL FIELD VERIFICATION OF EXISTING CONDITIONS WILL BE REQUIRED PRIOR TO FINAL LAYOUT.
3) A FULL ANALYSIS OF ALL APPLICABLE BUILDING CODES & ACCESSIBILITY GUIDELINES WILL BE REQUIRED PRIOR TO THE DEVELOPMENT OF FINAL LAYOUT.
4) SPACE REQUIREMENTS FOR MECHANICAL, ELECTRICAL AND OTHER EQUIPMENT WILL NEED TO BE COORDINATED PRIOR TO FINAL LAYOUT.
5) EXISTING AUTOMATIC SPRINKLER SYSTEM TO BE MODIFIED AS REQUIRED TO ACCOMMODATE THESE FLOOR PLAN CHANGES
6) FURNISHINGS BY TENANT



1
A101
CONCEPT FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

ADELMANN PALMISANO ARCHITECTS

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REVISIONS	DATE	BY
1		
2		
3		
4		
5		
6		
7		

PROJECT ARCHITECT	DATE
SRA	
PROJECT MANAGER	DATE
SRA	
DRAWN BY	DATE
SRA	
SCALE	DATE ISSUED
AS NOTED	08/31/2026

PRELIMINARY
NOT FOR
REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION


AP Architects
adelmann palmisano
architects
1374 orchard park rd.
west seneca, ny 14224
TEL: 716-310-3128
WWW.APABUFFALD.COM

PREPARED FOR

ELLICOTT
DEVELOPMENT
280 Main Street, Suite 700 | Buffalo, NY 14203
O: 716.854.0000 | F: 716.852.2829
www.ellcottedevelopment.com

PROJECT
ACE HARDWARE
790 CENTER ST.
LEWISTON, NEW YORK. 14092
TITLE OF DRAWING
CONCEPT FIRST FLOOR PLAN

PROJECT NO.
2026-007
DRAWING NO.
A101

EXHIBIT 2

EXHIBIT 3

© Carmina Wood Morris PC

REPUTED OWNER
NICHOLAS MORREALE,
ET AL
INST. NO. 2011-19839

NOTE:
ZONING LINE
LOCATION SHOWN
IS APPROXIMATE

REPUTED OWNER
NICHOLAS V. MORREALE,
ET AL
L-2736, P-296

REPUTED OWNER
748 CENTER -
STREET, INC.
INST. NO. 2015-03096

CENTER

STREET

(LEWISTON-YOUNGSTOWN, S.H. 5306)

(N.Y.S. ROUTE NO. 104)

BENCHMARK:
WEST BONNET BOLT
ON HYDRANT
ELEV. 382.46



SITE PLAN

SCALE: 1"=30'

STREET (99.0' WIDE)

NORTH

REPUTED OWNER
IROQUOIS GAS
CORPORATION
L-1282, P-283

SITE DATA		
SITE AREA = 4.3 ACRES		
ZONED: B-1 (GENERAL BUSINESS) & R-B-2 (RETAIL BUSINESS)		
BUILDING AREA: 7,957 GSF REST., 29,462 GSF RETAIL, 13 APARTMENTS		
<u>SETBACKS- BUILDING</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
FRONT & SIDE FRONT (CENTER ST.):	20 FT MAX.	20.0 FT MAX, 19.78 FT MIN.
SIDE:	NONE	76.76 FT MIN.
REAR:	15 FT	N/A
<u>SETBACKS- PARKING</u>		
FRONT:	NONE	9.0 FT MIN.
SIDE:	NONE	3.87 FT MIN.
REAR:	NONE	N/A
<u>BUILDING COVERAGE</u>		
PRINCIPAL % OF LOT:	50%	29.520 SF (15.6%)
<u>BUILDING HEIGHT</u>	35 FT	< 35 FT
<u>GREENSPACE</u>	N/A	1.21 AC (28.3%)

NOTES:

1. ALL RADI SHALL BE 3'-0" UNLESS OTHERWISE NOTED.
2. ALL DISTURBED AREAS: SHALL HAVE 4" MIN. OF TOPSOIL AND SEED.
3. ALL DIMENSIONS FROM PROPERTY LINES SHALL BE MEASURED PERPENDICULAR TO THE PROPERTY LINE.
4. CENTER ENTRANCE SIDEWALKS ON DOOR OPENINGS.
5. BUILDING DIMENSIONS ARE APPROXIMATE. REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.

GENERAL NOTES:

1. INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
2. SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
3. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
4. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER OF DISCREPANCIES IN CONDITIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
6. CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
7. CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK WILL NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
8. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS NECESSARY TO PERFORM THE WORK.

SITE LEGEND

PROPERTY LINE

PROPOSED CURB

PROPOSED SIDEWALK / CONCRETE PAD

NUMBER OF PARKING SPACES

PROPOSED SIGN

PROPOSED LIGHT POLE W/ SINGLE FIXTURE
(M.H. SHALL NOT EXCEED 25' FROM AVG. FINISHED GRADE)

PROPOSED LIGHT POLE W/ DOUBLE FIXTURE
(M.H. SHALL NOT EXCEED 25' FROM AVG. FINISHED GRADE)

PROPOSED WALL MOUNTED FIXTURE

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION
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**Carmina
Wood
Morris^{PC}**

487 Main Street Suite 600
Buffalo, New York 14203
P 716.842.3165
F 716.842.0263



REVIEWS:		No.	Description	Date
✓	✓	1	Rev. Building 2 New Door and Parking	5/6/819
✓	✓	2	Rev. Building 2 Location	6/6/19
✓	✓	3	Rev. Bldg. 2 Area, Bldg. 1 Stairs & Wall	6/9/19
✓	✓	4	Add A/C Units, Rev. D. T.	11/14/19
✓	✓	5	Rev. Bldg 3 Parking	10/6/21
✓	✓	6	Rev. Bldg 3 / Sidewalk N 8th Street	12/22/23
✓	✓	7	Rev. bldg #3 per clients comments	5/13/26
✓	✓	8	Rev. bldg #3 per clients comments	5/13/26
✓	✓	9	Plan revised per planning board comments	09/07/26

PROJECT NAME:

New Construction

Pro. Mixed Use Development

Center, N. Eighlin & O'Honduaga Streets
Lewiston, New York

Issued for Construction: xx.xx.xx
Municipality Submission: 1/6/16
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:

Site Plan

DRAWING NO.

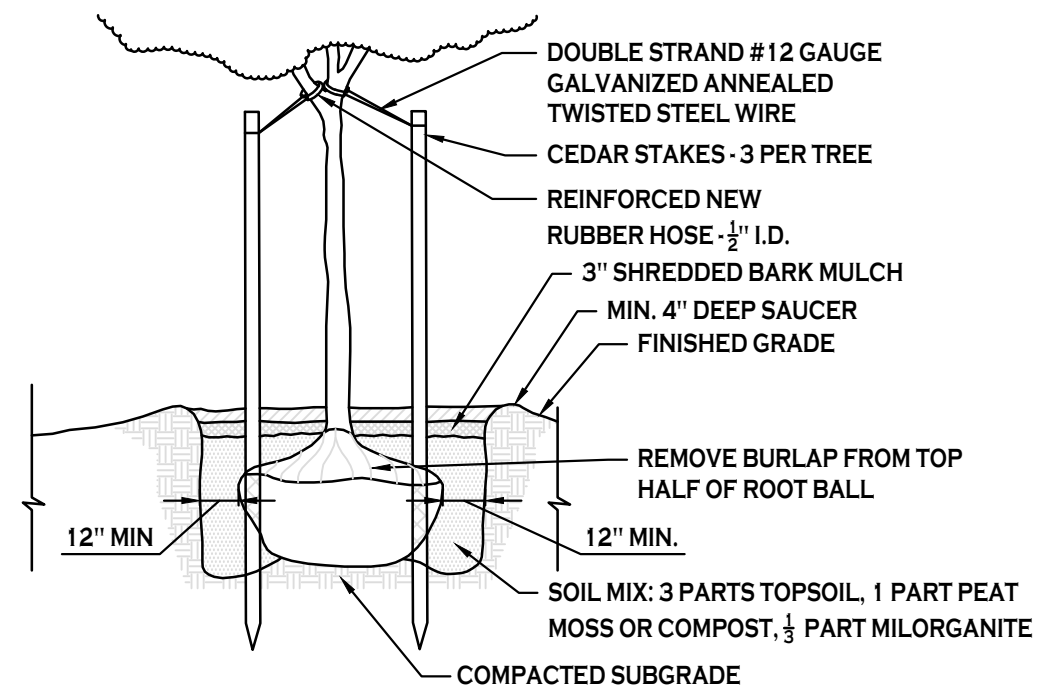
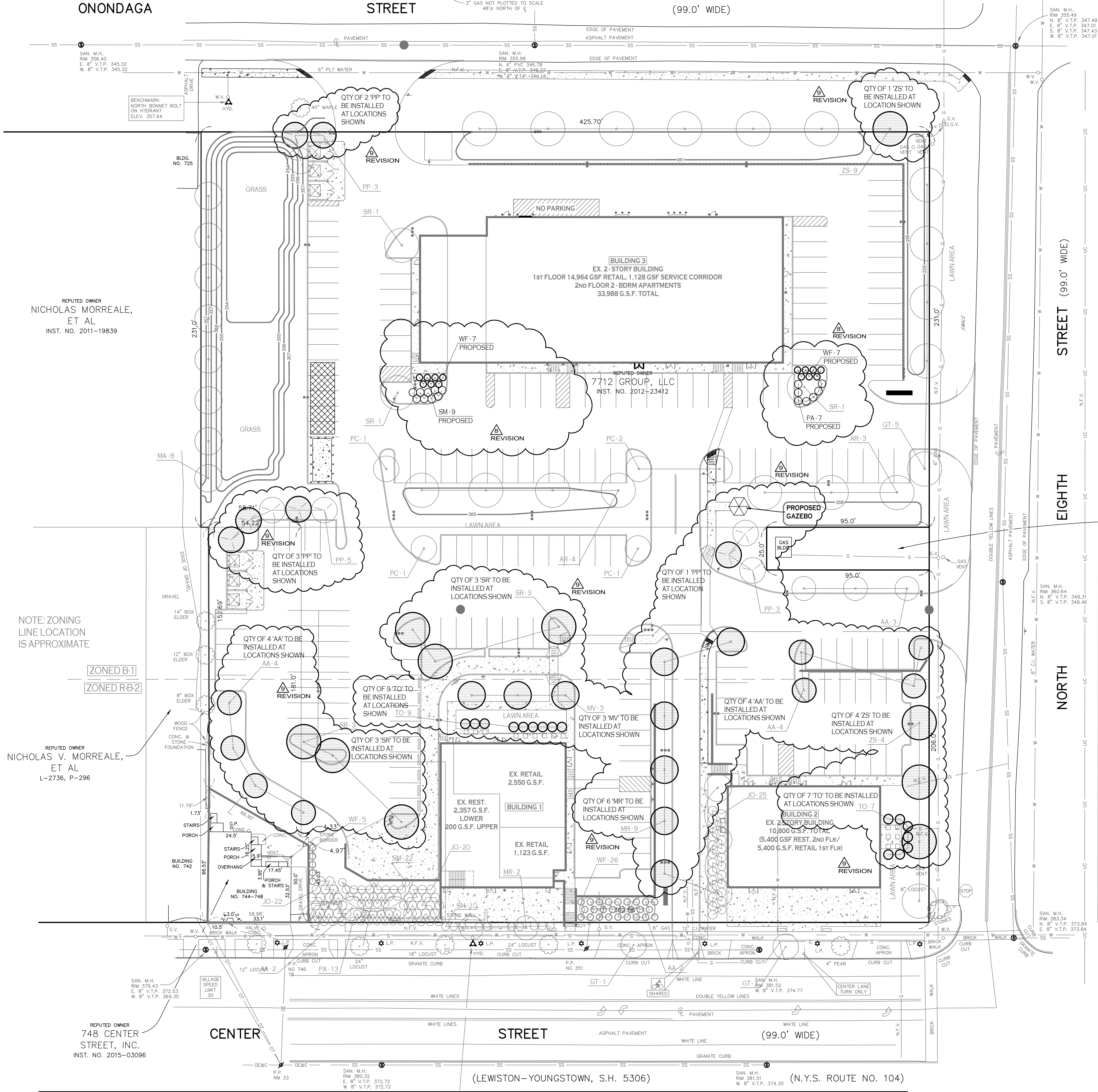
C-100

Project no.: 12.073

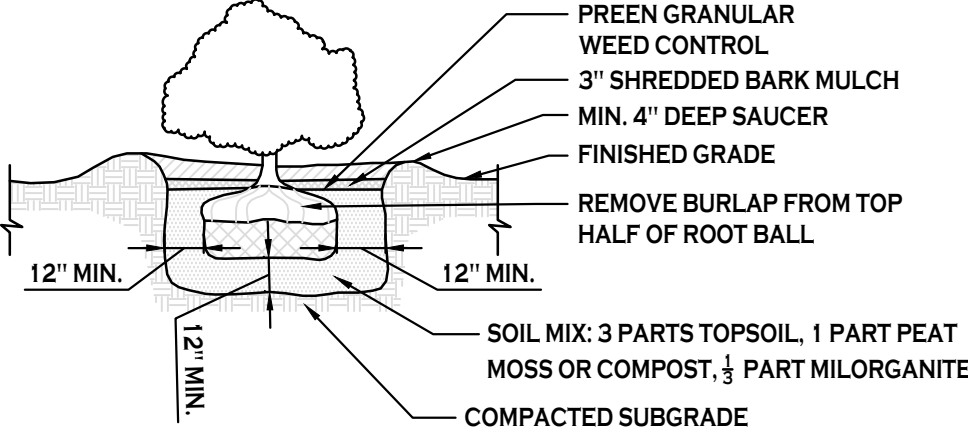
EXHIBIT 4

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Carmina Wood Morris PC



SECTION
TREE PLANTING DETAIL



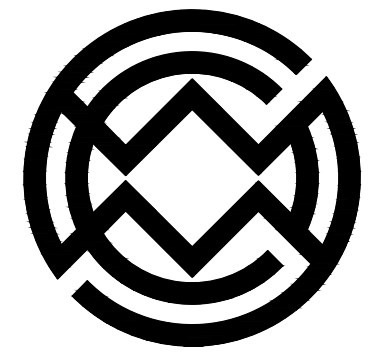
SECTION
SHRUB PLANTING DETAIL

- PLANTING NOTES:**
- ALL INTERIOR LANDSCAPED AREAS SHALL HAVE A MINIMUM PLANTING SOIL DEPTH OF THREE (3) FEET AND BE FREE FROM ALL FORMS OF CONSTRUCTION DEBRIS AND FOREIGN MATERIAL.
 - ALL TREE PIT SAUCERS, SHRUB BEDS, ORNAMENTAL GRASS BEDS, AND PERENNIAL FLOWER BEDS SHALL RECEIVE "PREEN" HERBICIDE AND THREE (3) INCHES DEPTH OF DARK SHREDDED HARDWOOD BARK MULCH.
 - ALL SEASONAL FLOWER BEDS SHALL BE A MINIMUM OF TWELVE (12) INCHES DEP WITH A WELL-BLENDED MIXTURE OF 50% PEAT MOSS. SEASONAL FLOWER BEDS SHALL RECEIVE "PREEN" HERBICIDE. NO MULCH SHALL BE INSTALLED IN THE SEASONAL FLOWER BEDS.
 - ALL DECIDUOUS AND EVERGREEN TREES SHALL BE STAKED WITH THREE (3) TREE STAKES AS PER TREE PLANTING DETAIL.
 - ALL DISTURBED AREAS NOT DESIGNATED FOR PLANTINGS SHALL HAVE 4" TOPSOIL & SEED

PLANT LIST

Key	Qty.	Botanical Name	Common Name	Min. Size/Remarks
AA	17	Amelanchier Grandiflora "Autumn Brilliance"	Autumn Brilliance Serviceberry	10' Ht. Clump/Min. 3 Major Stems
AR	7	Acer Rubrum "Red Sunset"	Red Sunset Maple	2 1/2" Cal.
GT	7	Gleditsia Triacanthos Inermis "Skyline"	Skyline Honeylocust	2 1/2" Cal.
JO	67	Juniperus Chinensis "Old Gold"	Old Gold Juniper	18-24"
MA	8	Malus "Amaszam"	Amaszam Crabapple	2" Cal.
MR	9	Malus "Royal Raindrops"	Royal Raindrops Crabapple	2" Cal.
MV	3	Malus "Velvet Pillar"	Velvet Pillar Crabapple	2" Cal.
PA	20	Pennisetum Alopecuroides "Hamein"	Hamein Fountain Grass	No. 3 Cont.
PC	5	Pyrus Calleryana "Cleveland Select"	Cleveland Select Pear	2 1/2" Cal.
PP	11	Picea Pungens	Colorado Spruce	7' Ht./Full to Ground
SM	41	Spiraea Bumalda "Gold Mound"	Gold Mound Spiraea	18-24"
SR	9	Syringa Reticulata "Ivory Silk"	Ivory Silk Tree Lilac	2 1/2" Cal.
WF	45	Weigela Florida "Alexandra"	Wine & Roses Weigela	18-24"
TO	16	Thuja Occidentalis "Emerald Green"	Emerald Green Arborvitae	30" min.
ZS	11	Zelkova Serrata "Green Vase"	Green Vase Zelkova	2 1/2" Cal.

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD MORRIS, P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



**Carmina
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Morris**

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REVISIONS:		Date
No.	Description	
1	Added Basin, Western Parking	5/14/18
2	Rev. Bldg. 2 Area	6/19/19
3	Rev. per NYSDOT comments	10/28/19
4	Added A/C Unit Screening	11/14/19
5	Rev. bldg #3 per clients comments	05/13/26
6	Rev. bldg #3 per clients comments	05/27/26
7	Plan revised per planning board comments	09/01/26

PROJECT NAME:

New Construction

Pro. Mixed Use Development

Center, N. Eighth & Onondaga Streets
Lewiston, New York

DRAWING NAME:

Landscape Plan

DRAWING NO.

L-100

Project no.: 12.073

EXHIBIT 5

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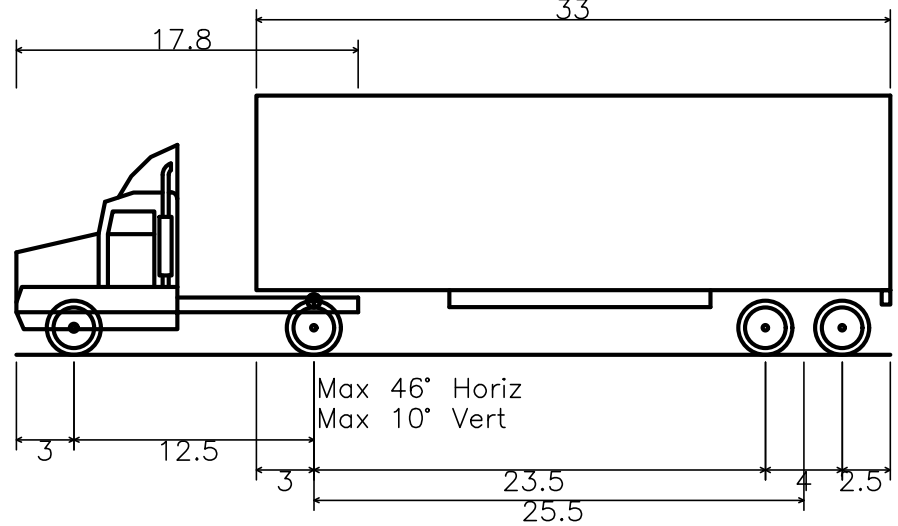
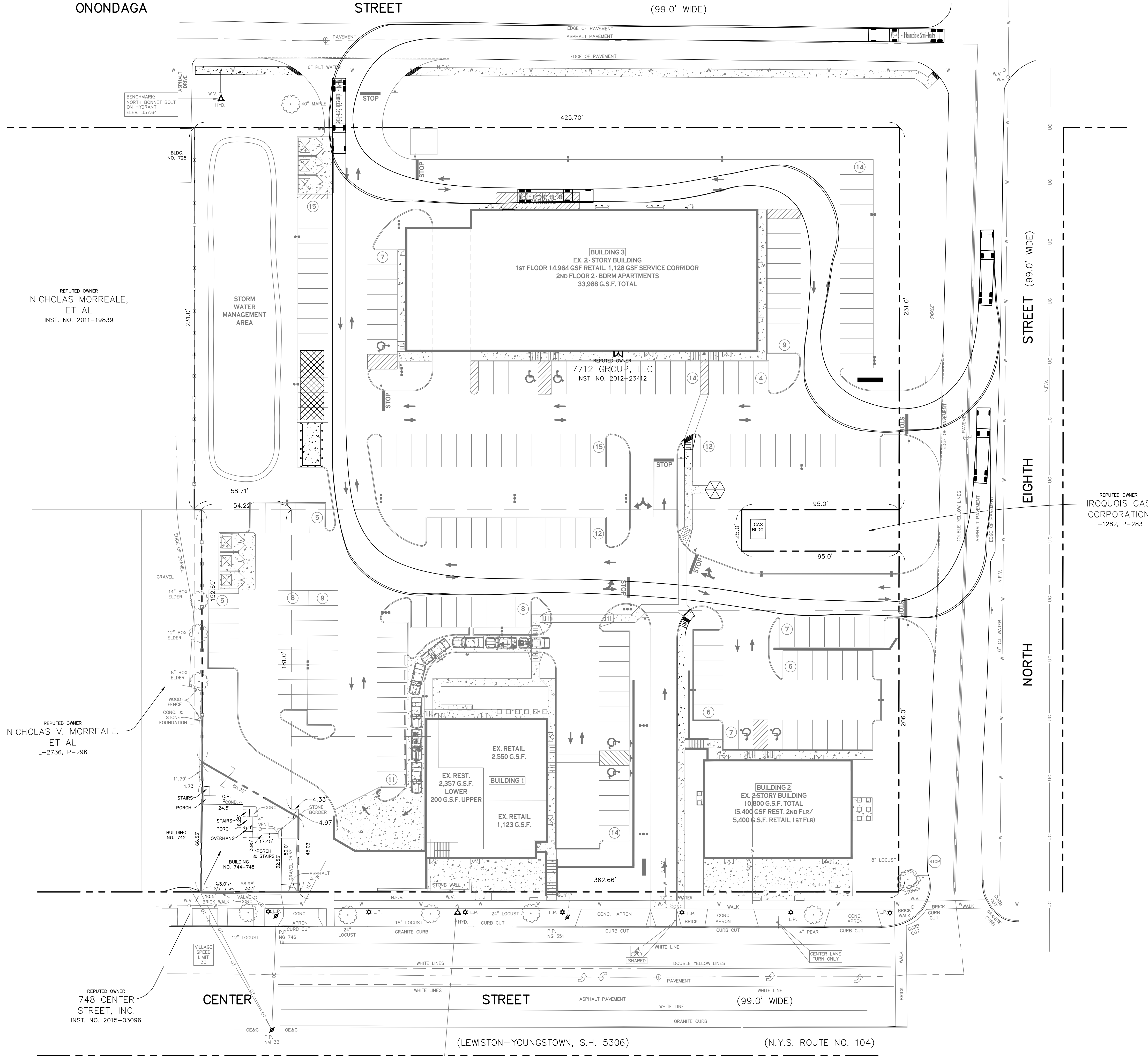
Carmina Wood Morris PC

6

ONONDAGA

STREET

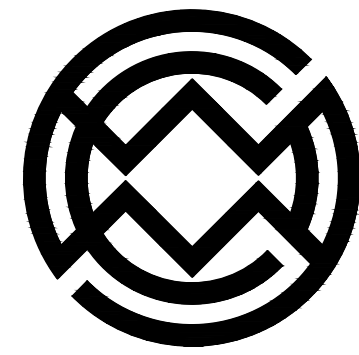
(99.0' WIDE)



WB-40 - Intermediate Semi-Trailer
Overall Length 33
Overall Width 17.8
Overall Body Height 12.5
Min Body Ground Clearance 3
Track Width 23.5
Lock-to-lock time 25.5
Max Steering Angle (Virtual) 2.5

45.499ft
8.000ft
13.500ft
1.334ft
8.000ft
4.00s
20.30°

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION
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Carmina
Wood
Morris
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F 716.842.0263



REVISIONS:		
No.	Description	Date
1	Plan revised per planning board comments	09/01/26

PROJECT NAME:
New Construction
Pro. Mixed Use Development
Center, N. Eighth & Onondaga Streets
Lewiston, New York

Issued for Construction: xx.xx.xx
Municipality Submission: 1/6/16
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:
Truck Turning
Plan - Delivery

DRAWING NO.
T-100
Project no.: 12.073

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Carmina Wood Morris PC

ONONDAGA

STREET

(99.0' WIDE)

STREET (99.0' WIDE)

EIGHTH

NORTH

STREET

(99.0' WIDE)

(LEWISTON-YOUNGSTOWN, S.H. 5306)

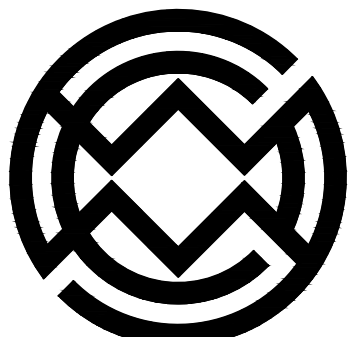
(N.Y.S. ROUTE NO. 104)



TRUCK TURNING PLAN

SCALE: 1"=30'

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD MORRIS, P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



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REVISIONS:		
No.	Description	Date
1	Plan revised per planning board comments	09/01/26

PROJECT NAME:
New Construction
Pro. Mixed Use Development
Center, N. Eighth & Onondaga Streets
Lewiston, New York

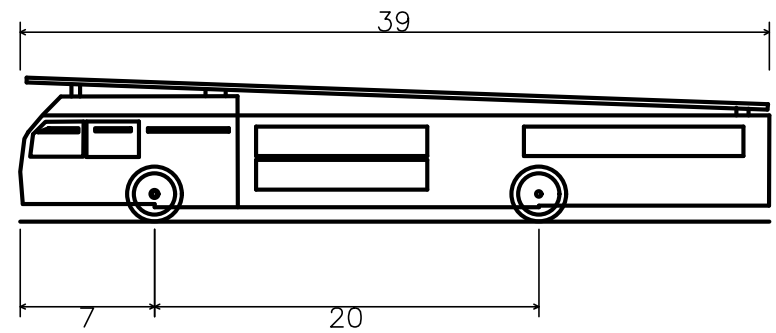
Issued for Construction: xx.xx.xx
Municipality Submission: 1/6/16
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:
Truck Turning
Plan - Fire Truck

DRAWING NO.

T-101

Project no.: 12.073



Aerial Fire Truck
Overall Length 39.000ft
Overall Width 7.167ft
Overall Body Height 20.500ft
Min Body Ground Clearance 7.167ft
Track Width 5.00s
Lock-to-lock time 45.00s
Max Wheel Angle

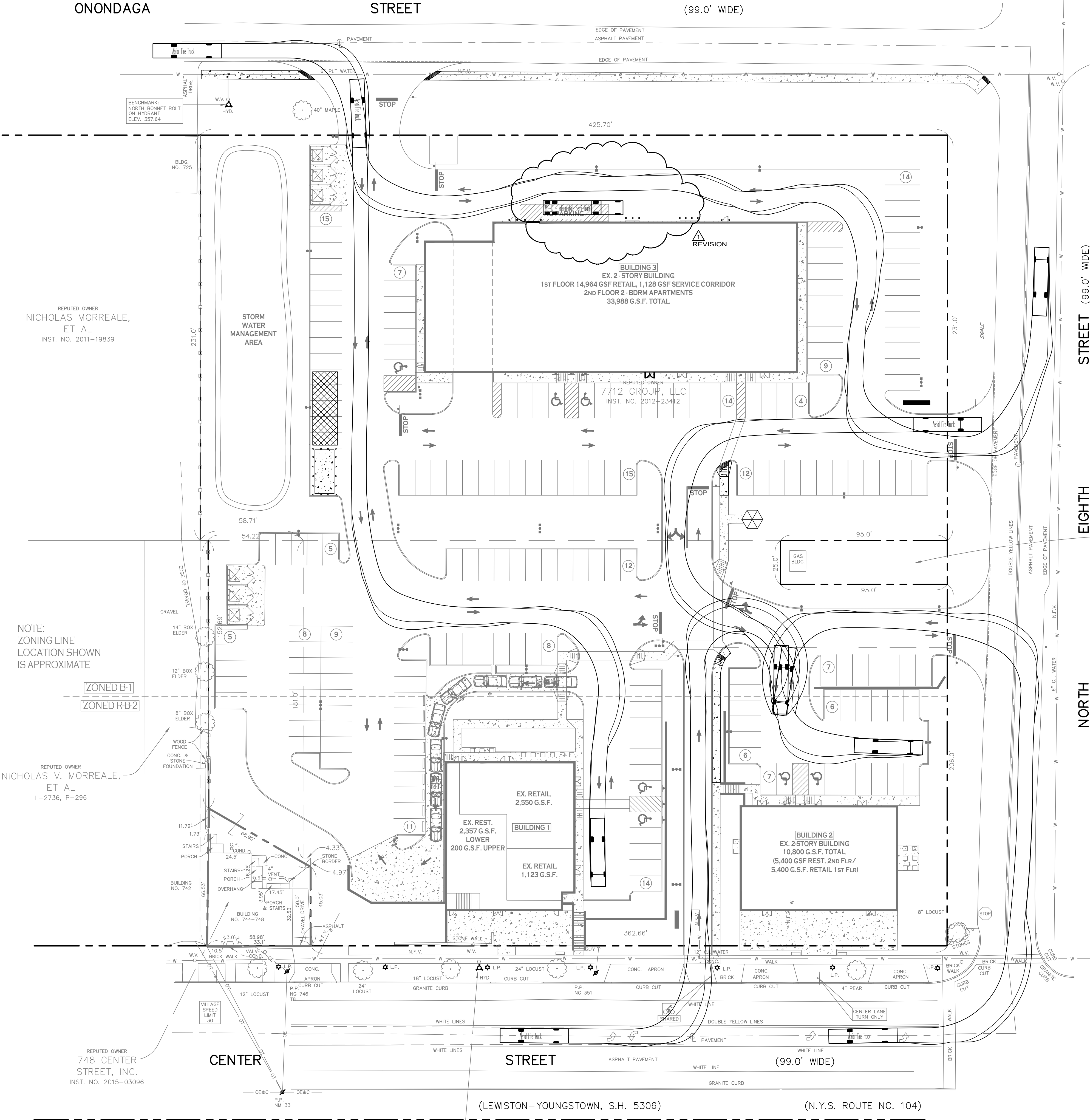


EXHIBIT 6

PROPERTY MAINTENANCE PLAN

Landscaping & Stormwater Management Area Maintenance Plan

Center Street Retail Plaza – 760–790 Center Street, Lewiston, New York

Landscaping Maintenance Plan

General Bed & Mulch Maintenance

- Maintain a 3" depth of mulch in all landscaping beds; replenish each spring.
- Keep mulch pulled 2–3" back from tree trunks and shrub stems to prevent bark decay and rodent damage.
- Apply a pre-emergent weed control to tree pits, shrub beds, and ornamental grass beds each spring.
- Hand-weed or spot-treat beds monthly during the growing season (April–October).
- Edge all bed lines against turf areas at least twice per season to maintain a crisp, defined border.

Tree Care

- Inspect all trees at planting and quarterly thereafter for the first three growing seasons to confirm root ball has been set with the top of the root flare at or slightly above finished grade, burlap/wire basket removed from the top half of the root ball, and stakes intact.
- Water newly installed trees 1–2 times per week during the first two growing seasons, absent significant rainfall; reduce to as-needed supplemental watering during establishment drought periods thereafter.
- Prune only for structure, dead/damaged/crossing branches, and clearance (7' over walks, 13'–14' over drive aisles)
- Monitor shade trees and ornamental trees for common regional pests/diseases during the May–August growing season.

Shrub & Ornamental Grass Care

- Prune deciduous flowering shrubs after spring/early-summer bloom to shape and encourage next season's flowering.
- Shear or hand-prune evergreen shrubs in late spring and, if needed, again in midsummer to maintain form.
- Cut back ornamental grasses to 3–4" above grade in late winter/early spring.
- Inspect Arborvitae and Juniper for winter burn or deer browse each spring; apply anti-desiccant spray in late fall in exposed locations if deer or winter-burn damage has been an issue.

Lawn Areas

- Mow grass areas weekly during the growing season, maintaining a 2.5–3.5" cutting height.
- Any lawn areas disturbed by utility work, snow storage, or repairs and not designated for planting shall be restored with 4" topsoil and seed, matching the original planting note requirement.

Seasonal Maintenance Calendar

Season	Key Tasks
Spring (Mar–May)	Remove winter debris/salt-damaged material; edge beds; apply pre-emergent and fresh mulch; prune summer/fall-blooming shrubs and dormant shade trees; cut back ornamental grasses; check tree stakes/ties; begin mowing.
Summer (Jun–Aug)	Mow weekly; deep-water new plantings; monitor for pests/disease and treat as needed; shape shrubs after bloom; spot-weed beds monthly.
Fall (Sep–Nov)	Leaf removal/cleanup from beds and bioretention areas; plant/replace as needed while soil is workable; apply anti-desiccant to broadleaf evergreens if warranted; final mow.
Winter (Dec–Feb)	Inspect for storm/ice damage; keep de-icing materials and snow storage off plant beds and away from tree trunks where possible

Stormwater Management Area (Bioretention) Maintenance Plan

Routine Inspection Schedule

Frequency	Inspection Focus
Monthly (growing season)	Visual check for standing water beyond 24–48 hrs after rain, erosion, bare soil, trash and sediment accumulation, and vegetation health.
Quarterly (year-round)	Full walk of detention pond; check for invasive/woody volunteer growth, mulch or soil loss, inlet/curb-cut obstructions, and any turf encroachment from mowing crews.
After major storm events	Inspect within 48 hours for erosion, sediment deposition at inlets, mulch or soil displacement, and standing water that has not begun to drain.
Annually (spring)	Comprehensive inspection and written report; measure/photograph any sediment buildup, confirm inlet points (curb cuts) are clear, and schedule any needed sediment removal or re-vegetation.

Vegetation Management

- Maintain full, dense hydroseeded turf/grass cover within each bioretention area.
- Mow bioretention/hydroseeded areas monthly, 4–6" cutting height to encourage deeper rooting.
- Do not apply fertilizer or broadleaf herbicide within bioretention areas; hand-remove invasive or noxious weeds instead.
- Reseed bare or thin patches promptly (same growing season) using the seed mix specified in the original hydroseed detail, or a comparable NYSDOT roadside/bioretention seed mix if the original spec is unavailable.
- Remove woody volunteer seedlings (self-seeded trees/shrubs) before roots become established, as they can interfere with subsurface drainage layers and underdrain piping.

Sediment, Debris & Litter Management

- Remove trash, leaf litter, and organic debris from bioretention areas and their inlet points (curb cuts, sheet-flow entry points from the parking lot) monthly and after storm events.
- Watch for sediment “deltas” forming at inlet points. Remove accumulated sediment before it buries vegetation or blocks flow into the bioretention area.

Soil, Mulch & Erosion Control

- Repair eroded rills or bare soil promptly with topsoil and reseed or re-sod.
- Check side slopes into detention pond for signs of slumping, rutting from mowing equipment, or vehicle/plow encroachment; regrade and stabilize as needed.

Snow & Winter Operations

- Do not use bioretention areas as snow storage/stockpile locations
- Minimize application of de-icing salt on pavement that drains directly to detention pond
- Inspect bioretention vegetation each spring for salt damage and overseed/replace as needed.

Inlet, Overflow & Underdrain Structures

- Keep storm drains free of sediment, mulch, and debris so sheet flow can enter the bioretention area unobstructed.
- Confirm overflow/outlet elevations are not blocked by sediment, mulch, or vegetation so that flows in excess of the facility's design capacity can safely bypass to the storm system.

Maintenance Coordination

Task Area	Typical Frequency
Mowing	Weekly, growing season
Mowing (bioretention areas)	Quarterly / as needed
Bed weeding / mulch / pruning	Monthly, growing season
Tree/shrub health inspection	Quarterly / as needed
Bioretention inspection & log	Monthly + post-storm
Parking lot sweeping	Quarterly (min.)
Snow removal coordination	As needed, winter
Annual comprehensive review	Annually, spring

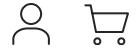
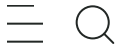
EXHIBIT 7

ON SITE PARKING PLAN
Lewiston Center St Plaza - 760-790 Center
Mixed-use Redevelopment
Date: 8/28/2026

Park Space Summary		All 3 bldgs	only Bldg 3	
	Location	9' x 18' Spaces	9' x 20' Spaces	Total
	2016 ZBA Approval	108	79	187
	2016 PB Approval	109	79	188
	2018 PB Approval	122	67	189
	Current Conditions / As-Built Survey 2021	124	68	192

EXHIBIT 8

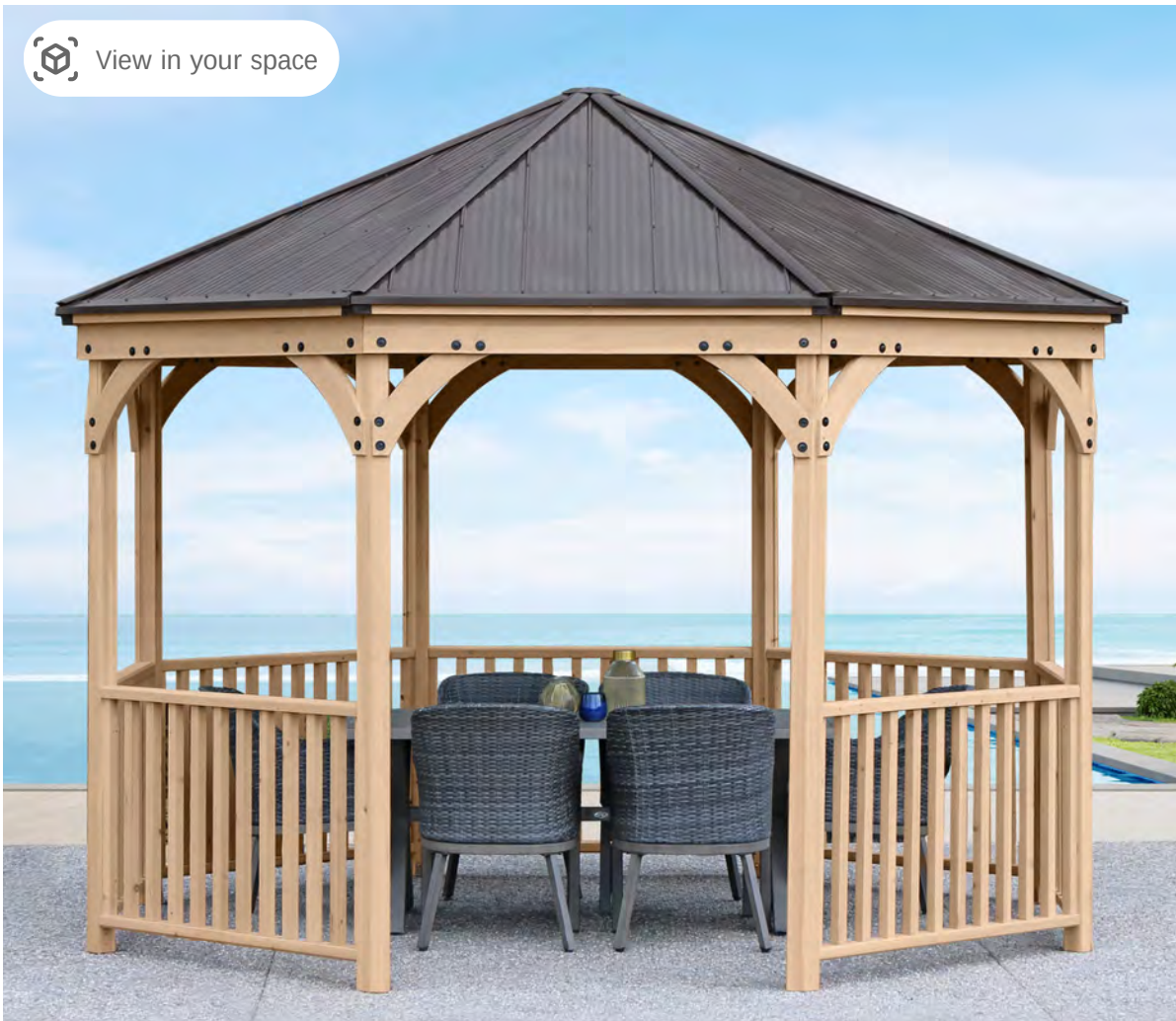
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Buy This Structure, Get 50% Off 1 Select Accessory

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[Home](#) [Outdoor Gazebos](#) [12 ft. Meridian Octagon Gazebo](#)



12 Ft. Meridian Octagon Gazebo

★★★★★ 4.4 (9) [Write A Review](#) [Ask A Question](#)

Key Features

- 100% cedar lumber
- 8 sided coffee brown colored aluminum roof
- Finished in our beautiful natural cedar stain color
- 8 Laminated posts with 16 curved gussets that adds increased stability and strength
- 36 inch high guardrail with spindles help create a sense of separation in your space

DETAILS

About This Gazebo

12 ft. Meridian Octagon Gazebo (SKU: YM11924)

The 12' Meridian Octagon Gazebo will create an intimate space in your backyard that invites relaxation and conversation in a shady setting. Eight sturdy 4 by 4-inch laminated posts support the structure, and a 36-inch high guardrail with spindles helps create a sense of separation and privacy from the rest of the yard. The coffee-brown colored aluminum roof protects occupants from the bright sun or unexpected rain showers. Its 100 percent premium exterior grade cedar, covered in an environmentally friendly natural cedar-color stain, will stand up to the elements. Cedar has many advantages for use in outdoor structures. It doesn't swell, warp or decay, is naturally resistant to insects, and is naturally beautiful. The 12' Meridian Octagon Gazebo adds even more living space to share with family and friends in your oasis. The octagonal shape creates all kinds of new landscaping possibilities for your yard. All wood sections are pre-cut and pre-drilled for easier assembly. The Meridian Octagon Gazebo comes with simple-to-follow illustrated instructions.

01:41

DIMENSIONS

Dimensions

- Roof Dimensions: 12' L x 12' W x 9' 11" H
- Base Dimensions (outside to outside of posts): 11' 3" L x 11' 3" W
- Entrance opening: 6' 8-1/2" H x 4'4" W



ASSEMBLY INFORMATION