

PLANNING BOARD

Town of Lewiston 1375 Ridge Road Lewiston New York

Thursday – June 26, 2025

Agenda- Craggs 4157 Dickersonville Road (A), ASI Signage Innovations St. Mary's Hospital (B)

Present: Baker, Burg, Gallo, Lilly, Sandonato, Taczak

Abstain: Conrad

Presiding: William Burg, Chairman

Burg: I'd like to welcome everybody to the Town of Lewiston Town Planning, Thursday, June 26, 2025.

Roll Call

A motion to approve the minutes of May 15, 2025, was made by Taczak, seconded by Lilly and carried.

Burg: We have 2 items today. First one is a one lot split, is there anybody here to talk for or against this project? Will you state your name and address for the record and tell us what you got going on.

My name is Tod Craggs 1974 Langon Road.

Burg: And you are just doing a one lot split.

Craggs: Yes.

Burg: You're selling the split?

Craggs: Yes.

Burg: I have one question on the SEQRA Tim. It was number 10 that should be a no, right? Will the proposed action connect...pardon me.

Masters: Read it because I don't have it front of me.

Burg: It says will the proposed action connect to an existing public/private water supply. And it was checked yes. But were not building a home on it were just talking about the lot split.

Masters: The lot split then the answer would be no then when the house is built the answer would be yes.

Burg: Ok. Any questions or comments from the board?

Baker: I have one quick question will the address of this lot be on Schoolhouse or on Dickersonville?

Masters: I don't know the answer to that yet until the building plan comes in. But if the front stays at the current configuration by definition the front yard will be Dickersonville but they could build the house way back in on Schoolhouse by definition that would be the front yard and could have a Schoolhouse address.

Lilly: Would there be a reason that the applicant would have to return to planning board to review any of that?

Masters: No

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Lilly: That's something the Building Department could take care of.

Masters: Correct.

Lilly: Ok.

Burg: Any other questions, comments? **I need a motion for a negative declaration on the SEQRA.**

Lilly: I'll make a negative declaration for SEQRA for this one lot split.

Burg: We have a motion for a negative dec. do we have a second?

Sandonato: I'll second.

Burg: All in favor

Members: AYE

Lilly: I'll also make a motion to declare it minor sub division according to the Lewiston Town codes.

Taczak: I'll second that one.

Burg: All in favor.

Members: AYE

Burg: We need a motion to recommend approval to the Town Board.

Taczak: I'll make that motion approval to the Town Board.

Burg: Second.

Baker: I'll second it.

Burg: All in favor

Members: AYE

Burg: Your all set. Thank you!

Talking

PB- 06-2025 (B)

Burg: Alright next item on the agenda is Mt St Mary's Signage Innovations. Is that the name of your company Signage Innovations.

Talking

My name is Bethany Bernatovicz Signage Innovations I am here on behalf of Catholic Health signage at 5300 Military Road. We have gone through Zoning and we have made our adjustments and so that amendment has been submitted to you. This is Anastasiya I will let you speak to who you are.

Hello my name is Anastasiya Hancharyk I am a project designer from Zaxis Architectural.

Burg: Ok

Lilly: I'm sorry from where?

Hancharyk: Zaxis Architectural.

Bernatovicz: We have some split reasonability so we are both here to answer questions depending on what questions you have. So, for the project overall we have 2 signs on Military, one will be an electronic message board with an address and then the second one is an entrance sign. That sign has been reduced to 132 inches per zoning board and then when you move into the hospital campus, we have 3 ground signs same size as the entrance sign on Military those are all way finding signs and finally we have 2 signs one is going to be on the medical arts building right above the main entrance and then there will be a small directional because there's a lot of prepping around the building. So, there's a small directional that will lead them to the main entrance.

Burg: And those are all interior signs correct?

Bernatovicz: Correct. And they are all illuminated except for one of the building signs. All the details of the specifications are there and then you have a set of drawings from Zaxis that tells you about the set back. Which has been amended to be on the property line instead of the street and then they also added all the information on the landscaping. And that's a summary and we will welcome any questions.

Masters: When you went to the Zoning Board and I wasn't there did they address the proximity to the sign to the property line?

Hancharyk: I think the locations of the plans we relocated the sign to the south so now it is 10 feet from the property line.

Masters: Because you said on the property line that's the reason I was questioning it.

Bernatovicz: I'm sorry I was misleading.

Masters: Yep, that's fine.

Lilly: This is the south entrance that has the bigger sign and there's an existing sign there right now, correct? At the south entrance.

Bernatovicz: The south entrance has an existing sign and that will be removed.

Lilly: Ok. And this new sign is going to be larger.

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Bernatovicz: A little bit.

Lilly: And its going to be light up or illuminated and have a message board on it as well, correct?

Bernatovicz: Yes, and previously it was lite from the ground and you have light shining up this sign is going to be internally illuminated so there's no flood lights on the sign its all internally illuminated.

Lilly: And this new sign is it going to be in the same footprint of where the sign is now?

Hancharyk: Because the previous sign didn't meet with the current zoning requirement of having 10 feet to the property line, we had to move it a little bit because of the requirement but...where one of the ground mounted signs is currently but the ground mounted...sorry the signs. The ground mounted sign light

Lilly: Ok in the same spot just a little further in. Ok very good.

Burg: And you have some natural screening on the north side of that sign is that going to stay, the trees and the bushes or are we cutting that back?

Hancharyk: On the North side...

Hi Carolyn Barrett Pagliano for Catholic health, how are you?

Burg: Good.

Barrett Pagliano: So, the plan is to keep all the trees I mean once the signs are in and we need to cut some things back just so you know for vision purposes we will. But I actually was thinking about that on my way here. So once everything is installed and we need to make some trimming we can we plan on keeping all the trees.

Burg: My concern was the residents on is it Fairway?

Masters: Yeah

Burg: Currently they are shielded from that sign.

Barrett Pagliano: Oh yeah were not getting rid of any of those.

Taczak: Carolyn question on your May 8th letter regarding 3800 Military Road and it went again new exterior signs at 3800 Military Road.

Bernatovicz: That's my mistake.

Barrett Pagliano: I signed it but yes, yes it should be 3500

Taczak: No I should be 5300

Barrett Pagliano: 5300

Taczak: Not 38.

Barrett Pagliano: You are correct 5300

PB- 06-2025 (B)

Baker: Not to be too nitpicky on the

Talking

Baker: On Number 15 I am just curious about your answer here. Your worried about Lake Sturgeon on the property.

Hancharyk: That's engineering from the website so we had to fill it in but if you go south in this region not particularly not in our region but on the Ontario Lake, there is a...

Baker: Well, there's a whole list of things I think it should have been checked NO.

Talking

Masters: The issue is if you go...

Talking

Burg: Any more questions from the Board? Thank you! I see we have 2 variances that were approved for size and height through the Zoning Board. Zoning has revied SEQRA and have already declared it a negative Dec so SEQRA's taking care of. So, I guess I need some clarification is if the PUD is before us or if it's just the special use permit.

Masters: Both.

Burg: Both.

Masters: I would recommend that you do it in 2 different motions. Because the code says the Planning Board is the approving body for the Special use permit for the electronic message board not the Town Board. But you are only a recommending board for a change of the PUD layout. What I would recommend would be approve the special use permit if you so choose and then make that a separate motion and then if you like where everything is and their answers were satisfactory recommend to the Town Board to approve the alteration sign package for the PUD.

Burg: Ok I agree. So, for the record if we have no other comments from the Board, I will need a motion to approve...Motion to recommend approval or denial up to the Town Board.

Masters: I also would acknowledge that SEQRA has been done.

Burg: Yeah, I did. I just did. And we are looking for recommendation for approval or denial up to the Town Board for the special use permit.

Taczak: I'll make that motion for the change in the special...

Burg: The special use permit for the sign

Taczak: For the sign.

Masters: That will not go to the Town Board.

Taczak: Right. I will make the motion to approve

PB- 06-2025 (B)

Burg: The sign is allowed for emergency services like this. So we have a motion to approve this special use permit for the sign. I need a second

Lilly: I'll second it.

Burg: All in favor

Members: AYE

Burg: And we need to adjust the PUD. I need a recommendation to approve or deny up to the Town Board for the changes in the PUD. Change of the current PUD.

Lilly: I'll make a motion to approve the PUD to go to the Town Board for their review and approval.

Burg: So, I got a motion to recommend the changes in the PUD.

Taczak: I'll second it.

Burg: All in favor

Members: AYE.

Burg: Motion cleared. Ok we are all set. Our next meeting is back on the 3rd Thursday

Bernatovicz: So, we will be on the Town Board for July correct.

Masters: Correct

Burg: Thank you.

Taczak: Motion to adjourn

Burg: I need a second

Baker: I'll second

Burg: All in favor

Members: AYE

Burg: Thank you!

Respectively submitted,



Lisa Wisnieski
Building Dept Clerk



William Burg
Planning Chairman