

**VILLAGE OF FAYETTEVILLE  
PLANNING BOARD**

March 4, 2024

7:00 P.M.

A meeting of the Planning Board of the Village of Fayetteville was convened by Chairperson Dan Reisman at 7:00 PM held at the village hall board room.

Those in attendance for the meeting were: Dan Reisman, Scott Dumas, Jo Anne Gagliano, John Boyd, Kate de la Garza; Associate Catherine Chapman; Village Attorney Ted Spencer.

Also in attendance: Peter Lombardi; Jim Kelly; James Owen (JM Owen Design); Trustee Mark Matt; Codes Enforcement Officer Mike Jones.

**Samantha Fehr**

**009.-03-07.0**

**423 East Genesee Street**

**Site Plan (Chiropractic Office)**

Peter Lombardi was present on behalf of an application for a new chiropractic office to open in the former Allstate Insurance office. Business owner and prospective new tenant Samantha Fehr Lombardi was in attendance remotely via Zoom. They said there would be minor interior renovation needed and signage would be submitted at a later date. There would be two adjusting tables; there would be two practitioners and one front desk employee. No other services to be provided, only table work. Warm-ups or stretching would generally take place at the chairs represented by group of four chairs on floorplan drawing. There would be fixed dividers or half walls that would provide privacy to the tables in back and screen the view from the road looking in.

As this is a Type II SEQR action, no further action is required.

A motion was made by Scott Dumas to approve the site plan as submitted. Jo Anne Gagliano seconded the motion and all voted in favor to approve. Motion Passed.

**Unique Development Companies**

**015.-02-04.0**

**410 East Genesee Street**

**Site Plan (Exterior)**

Joe Piciucco and architect Jim - were present on behalf of a site plan for exterior renovations. Renderings were presented of the proposed exterior improvements to the façade of the plaza. New fascia will extend through all plaza, eyebrow canopy would sign. The plaza sign with angled shape on the roof is mimicked in the shape of the support columns; the columns would be wrapped and would also contain the roof leaders. Use of natural colors and materials in browns, warm gray and existing brick will also tie everything together. The wood-look panel would be carried across and around to the front of the plaza. Front Metal roof to be refinished to a dark bronze to match the length of the plaza, removing the overhang at the north (front) end of the plaza. The “brow” will support the signs and will have downlights over signage for tenants.

Each tenant would be responsible for signage approval and sign requirements would be part of the lease. A LED light strip is proposed within the Alucobond box over the panel with signage, not internally lit. The board asked if there are any examples of this type of lighting currently in use that they could view.

It was questioned why wood material being used in front and not brick. Mr. Kelly felt that brick would provide depth. The applicant said there will also be bi-fold doors to open out to an outdoor patio.

It was noted the signage in the renderings appears oversized, that it will need to be scaled back when ready to approve any signage package application.

The plan is to match brick work on the “bump-out” section of the building; also proposing wood-looking materials. Member Gagliano suggested not to use this material for the face of building, keep brick where it is brick and painted areas painted so as not too futuristic; be mindful to keep within character of the area.

There was discussion about proposed planter boxes shown on the renderings. The planters would provide a visual cue due to lack of curbing between the sidewalk and parking spaces; they would provide both a barrier and greenery. There may still be a need to have bollards for safety. The planters could be moved out into parking spaces since it appears the parking lot would have enough space to allow for this adjustment.

The flair design of the columns was questioned and a suggestion was made to check on their size to be sure not blocking a clear path along the sidewalk; the sidewalk will be used heavily. There should be enough space to work with as usually a 60-foot minimum drive aisle is needed in parking lots. The design should provide the maximum amount of space between the building and parking, to have a clear view.

The board asked if incorporating limestone was considered, something other than wood. Wood in the front does not work with the architecture here, need more traditional. Reuse of existing panels would be agreeable.

The board will need to see detailed plans and landscaping for the patio area. It was noted that two trees exist in that area would like retained. The applicant was advised to refer to the Village Design Guidelines.

The board advised the applicant that next step is to submit a site plan providing details for the parking lot, sidewalks, patio, landscaping.

The applicant needs to complete the new tenant’s space with new windows. The new anodized window proposing would have dark bronze framing with the brick below.

There was some discussion of lighting between the upper and lower “brows” and how the signage would be illuminated. Lighting that is lensed or recessed should be considered where the source cannot be seen.

The board needs a full detailed site plan, need to see the final elevation drawings, materials board, cross-section views for review of lighting, etc.

The board is agreeable with keeping the panels and brick in front with the bi-fold doors. Wood for ceiling overhang only. Suggestion made to use the same panel in nook area as using in front in the same color as the tower, or just paint the existing material in the nook.

A survey should be used to measure for dimensions of parking, sidewalk, etc. A full site plan needs to also show new light poles proposing in parking lot.

A motion was made by Jo Anne Gagliano to allow installation of Bronze aluminum storefront doors and windows for the tenant space know as 410-B with brick improvements below the storefront window and alongside the doors, for this tenant and all future tenant spaces. Submission of a full site plan with additional details including the lighting, parking lot, sidewalk, dumpster location, must be submitted for further approvals. Kate de la Garza seconded the motion and motion was carried by unanimous vote.

**Christopher Jones**  
**017.01-07.0**  
**112 Washington Street**  
**Lot Line Adjustment**

No one was present on behalf of an application for a lot line adjustment between 112 and 202 Washington Streets.

Attorney Spencer explained that a lot line adjustment is the result of a court proceeding that began in 2022. Survey shows new lot lines to reflect a triangle-shape area as owned by the Howells (at 202 Washington Street), the result of adverse possession which was proved by evidence given.

Codes Officer Mike Jones said the revised parcels still fall within village codes requirement.

A motion was made by John Boyd, seconded by Jo Anne Gagliano, to approve the lot line adjustment as submitted and court ordered. All were in favor. Motion approved.

**Minutes**

A motion to approve the February 5, 2024 meeting minutes as edited was made by Dan Reisman, seconded by John Boyd, and approved by a unanimous vote.

**Adjournment**

A motion was made by Dan Reisman, seconded by John Boyd, and unanimously passed to adjourn the meeting at 8:08 PM.

Respectfully Submitted,

Karen Shepardson, Secretary