

Mr. Palermo said old photographs show that gas lanterns were present on the building at one time. After some research he learned that there are currently no restrictions to gas lighting and nothing prohibitive in the local code. NYSEG is unaware of any constraints.

Chairman Taylor opened the Public Hearing.

Jay Palermo, tenant at 65 South Main Street, confirmed the style of awning is fixed with cable ties.

Chairman Taylor asked if there was anyone else wishing to speak. No one came forward. Mr. Brown said that no written comments have been received. Chairman Taylor then closed the Public Hearing and turned the discussion to the commissioners.

Commissioner Dorschel confirmed the plan for trash removal. She is pleased that it is to remain the same.

Commissioner Manley believes the proposed exterior changes would be an improvement and complimentary to the adjacent building that houses the BID and Chamber of Commerce.

Chairman Taylor agreed and noted the existing deterioration of the building. He feels adding brick between the new separate window openings would also be an improvement.

Vice Chair Beyer said that several buildings on Main Street have added brick that does not match the existing brick. She is pleased that this one will.

Mr. Brown asked if the existing signboard would be removed. Mr. Pellicano said yes. Mr. Brown noted that the existing façade is not original.

Chairman Taylor spoke about canopies versus awnings. He discovered older photographs, from the 1900's to 1930's, showing crank-out canopies. Most are now fixed. He feels the area is flooded with canopies and a fixed metal awning would be a good break in that pattern.

Chairman Taylor asked if there were any additional comments or questions. Hearing none, he called for a motion.

Commissioner Hitchcock moved that the Planning Commission Approve the application as submitted and presented with the following condition:

1. Applicant shall return with a proposal for signage.

Commissioner Manley seconded the motion, which carried with a vote (5-0).

Commissioner Manley	Voting	YES
Commissioner Turchetti	Voting	ABSENT
Commissioner Van Deusen	Voting	ABSENT
Commissioner Hitchcock	Voting	YES
Commissioner Dorschel	Voting	YES
Vice Chairman Beyer	Voting	YES
Chairman Taylor	Voting	YES

ITEM 02 **Application #22-262A: 170 South Main Street, KIX ON MAIN, for a Historic Alteration, to remove the fabric awning on the roof top and install a pergola structure with drop-down screens. (Tabled on August 10, 2022)**

Wyatt DeCann and Jay Palermo, of JC Concepts, presented the application. They are returning with a revised design for the 42” wall at the base of the previously approved pergola. The desire is to replace the open-spindles with a solid wall that would allow enclosure against bugs and to better control the temperature. They are proposing a transparent acrylic wall facing Main Street and a raised panel, solid black wall on the south side. The material for the panels would be PVC. For the back wall, facing the parking lot, they are proposing a charcoal gray vinyl siding.

Chairman Taylor asked if the applicant had considered acrylic for the south side as well. Mr. Palermo said no. The view is not favorable and it would be too costly.

Chairman Taylor inquired about the height of the back wall and the orientation of the vinyl siding. Mr. Palermo said it would be floor to ceiling height with vertical siding.

Commissioner Manley is in favor of the raised panel system, over the corrugated metal. Commissioners Hitchcock, Dorschel and Vice Chair Beyer agreed.

Chairman Taylor asked if there were any additional comments or questions.

Mr. Palermo asked about adding a 1” x 8” top rail with an LED lighting strip. It would light up the acrylic wall and be a subtle accent. He offered to install it temporarily, for the members of the Planning Commission to view before seeking final approval.

Mr. Brown asked if the guard rail is to be free standing. Mr. Palermo said no; it will be attached to the pergola. Mr. Brown noted that the wall will be a semi-permanent structure, similar to the pergola. The feature will not be permanent and can be removed without damaging historic material.

Chairman Taylor called for a motion.

Commissioner Manley moved that the Planning Commission **Approve** the application as submitted and presented.

Commissioner Dorschel seconded the motion, which carried with a vote (5-0).

Commissioner Manley	Voting	YES
Commissioner Turchetti	Voting	ABSENT
Commissioner Van Deusen	Voting	ABSENT
Commissioner Hitchcock	Voting	YES
Commissioner Dorschel	Voting	YES
Vice Chairman Beyer	Voting	YES
Chairman Taylor	Voting	YES

MISCELLANEOUS

The discussion continued regarding signage in the community. All agreed that the recommendation to Council shall be that free-standing commercial flags be eliminated. Chairman Taylor and Commissioner

Van Deusen agreed to attend the next Environmental and Ordinance Committee meeting on September 27, 2022, on behalf of the Planning Commission, to present the recommendation.

ADJOURNMENT

Commissioner Dorschel moved to adjourn the meeting at 8:15. Commissioner Hitchcock seconded the motion which carried with a unanimous voice vote (5-0).

Richard Brown
Director of Development & Planning

Stanley Taylor
Planning Commission Chairman