

**CUBA VILLAGE PLANNING BOARD
BOARD MEETING
APRIL 15, 2013**

PRESENT: Chairperson Mansel Wells, Connie Doyle, Sue Hillman and Ellen Scott. John Hupp was excused.

ALSO PRESENT: Mayor Tom Taylor, Code Enforcement Officer Walt Putt, Deputy Clerk Katie Morris, Karl Hodge, and Mike Doyle.

Chairperson Mansel Wells called the meeting to order at 7:00 p.m. and the Pledge of Allegiance was recited.

MINUTES: The minutes of the March 18, 2013 meeting were reviewed. **A motion to approve the minutes was made by Connie Doyle, seconded by Sue Hillman and carried unanimously.**

NEW BUSINESS: Mr. Hodge informed the board that he lives at 79 Maple Street on the corner of Maple and Hardy and is requesting a variance. He would like to have part of his barn changed so he can repair and sell bicycles. It was determined that Mr. Hodge is located in a residential district (R1). Connie Doyle stated it would be a good asset to the community with it being health related. Chairman Wells read section 200-30 C (1) from the Code Book. Section 200-13 was also discussed amongst the Board. There was a lengthy discussion between the difference of a variance and special use permit. Either permit would pertain to Mr. Hodge however; a variance would go across the Zoning Board of Appeals. It was determined that Mr. Hodge's request would be tabled until the next Board meeting on May 20th. The Planning Board also informed Mr. Hodge of the new Local Law #2, 2013 Garage Sales. The Board did ask Mr. Hodge if he was to ever put up a sign to give them a heads up before.

Mike Doyle presented to the Board on behalf of Frank Snyder (building/property manager) of Rite-Aid. He is requesting permission to partially remove the aluminum siding from the front façade and install new windows. There are four windows on the second floor where siding would be removed. The edges of the remaining siding will be wrapped with aluminum to seal to the original wooden window trim and be painted to match the current color. It is his intention to remove the remaining aluminum siding the following year. The four replacement windows will be as close to possible to the current size of 34 ¼ x 95 ½ inches. The original size of the opening will remain as well as the original window trim on both the interior and exterior. The windows will be vinyl construction and have insulated glass. Rite Aid is to follow up with the proper paperwork.

A motion was made by Connie Doyle to accept Rite Aid's proposal to replace the windows on the 2nd floor according to their description as close as possible, seconded by Ellen Scott and carried unanimously.

Mayor Taylor informed the Board of the updates that are happening on Main Street. He stated the Ringleberg's bought the building next to Bog John's Tavern, the Opera House renovation, Rite Aid replacing front windows, Terry Moot renovating for apartments, Dr. Wally Watson moving next to the Village Hall, Village is painting upper part the same time the legion is, Kopper Keg's new awning, and Chamber moving on Main Street. Mayor Taylor stated these are positive things happening on Main Street. He also stated that the two sheds on Hardy Street are demolished and Code Enforcement Officer Walt Putt has a permit for Bristol.

Connie Doyle informed the Board that Carol Shaffer is planning to add a mural to the front of the Cuba Cheese Shoppe on Genesee Parkway side. Since there are no regulations on murals, there was not much discussion. The Board does like the mural however; their main concern is it being a traffic hazard. It was stated that the Board would like to add mural regulations to their law. This would not be able to be done until the fall. Mayor Taylor stated to the Board to recommend changes to the Village Board.

Ellen Scott brought to the Board's attention the seminar at Houghton and wanted to know if anyone is going. Ellen and Connie would like to be signed up for this event.

OLD BUSINESS: Chairman Wells read the Planning Board update from the Committee Meeting on April 8, 2013 from the Board of Trustees. It was understood that a letter would be sent to the Cuba Patriot and the Olean Times Herald. This letter would also be put on the Cuba webpage as well as the Chamber site. The idea is to reach as many individuals as possible to inform them of the rules and regulations on signs since many are not coming across the Planning Board. The Board believes most are not aware of these regulations. This would make all businesses aware that there is a sign law in the Village. If any concerns are to arise, and since the Planning Board makes recommendations, any objections and/or appeals would go the Zoning Board of Appeals.

OTHER BUSINESS: The Board still has the Fire Department on hold regarding their sign application. There was a brief discussion about this and it was decided that the Board hopes to get feedback once the letter is out to people so a decision can be made.

With no further business to discuss a motion was made by Sue Hillman, seconded by Ellen Scott and passed unanimously to adjourn this Planning Board Meeting.

TIME 8:34 PM

Respectfully submitted,

Katie Morris
Deputy Clerk