

VILLAGE OF LEWISTON  
ZONING BOARD OF APPEALS  
AGENDA  
TUESDAY, JANUARY 23, 2024 – 6:30PM

I. PUBLIC HEARING

**780 Center Street** – On the advisability of granting appeal to Ellicott Development who is requesting the following variances for 780 Center Street, NY, SBL#101.11-1-37.1, zoned RB – Restricted Business, Townhouse:

-To Section 10R(5)(d)(v) Apartment Density. No more than 8 apartments per acre.  
Requesting an area variance to allow 23 apartments on 2.25 acres (Building #3 parcel).

-To Section 10R(5)(d)(vii)(a) Apartment Area. Units cannot exceed 1,000 SF in size.  
Requesting an area variance to allow apartments between 627 and 1,266 SF.

-To Section 10R(5)(d)(vii)(b) Apartments shall be limited to 2<sup>nd</sup> story.  
Requesting an area variance to allow up to eleven apartments on the first floor.

-To Section 10R(5)(d)(vii)(b) Apartments shall be limited to 1-bedroom units.  
Requesting an area variance to allow 2-bedroom apartments.

II. CALL TO ORDER

III. MINUTES – November 28, 2023

IV. NEW BUSINESS

1. 780 Center Street
2. Other

V. OLD BUSINESS

1. Other

VI. DISCUSSION

1. Other

VII. ADJOURN