

PRESENT Mike Swanson, Ken Bedore, Bart Klettke, Abigail Stein, James Spanbauer, Shannon Fundis

PUBLIC HEARING Mike Swanson opened the following public hearings at 6:32pm:

-On the advisability of granting appeal to Sec. 8 – Zoning Schedule; to David Olin who is requesting a 20-front yard setback variance from the required 20-foot side yard setback for a proposed mixed business/residential structure to allow a 0-foot front yard setback at 100 S. Third Street, Lewiston, NY 14092, SBL #101.10-2-51. This property is zoned R-B-2, Retail Business.

-On the advisability of granting appeal to Sec. 13 – Sign Regulations; to Miki Richardson who is requesting a 9-inch variance from the 24 inch requirement to allow placement of a business sign to be 15 inches from the east side of the building at 421 Center Street, Lewiston, NY 14092, SBL #101.10-3-56. This property is zoned R-B-2, Retail Business.

No public was present to speak. The public hearings were closed at 6:32pm.

CALL TO ORDER Mike Swanson called the meeting to order at 6:32pm.

MINUTES A motion was made by Ken Bedore seconded by Abigail Stein and passed unanimously to approve the March 28, 2023 meeting minutes.

NEW **421 Center Street**

BUSINESS A motion was made by Ken Bedore and seconded by Abigail Stein to adopt the following resolution:

WHEREAS, the Village of Lewiston Zoning Board of Appeals has held a public hearing on April 25, 2023 at 6:30 PM on the advisability of granting a variance to Miki Richardson who is requesting a 9 inch variance from the 24 inch requirement to allow placement of a business sign to be 15 inches from the east side of the building at 421 Center Street, Lewiston, NY 14092, SBL #101.10-3-56. This property is zoned R-B-2, Retail Business.

WHEREAS, the Zoning Board of Appeals has found upon careful consideration that the following circumstances or conditions exist:

That no undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance. That the benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than the requested permit.

NOW THEREFORE BE IT RESOLVED, that the Village of Lewiston Zoning Board of Appeals grants the appeal to Miki Richardson for a 9-inch variance from the 24 inch requirement to allow placement of a sign to be 15 inches from the east side of the building at 421 Center Street, Lewiston, NY 14092, SBL #101.10-3-56. The motion passed with the following results:

Stein – Yes Bedore – Yes Spanbauer – Yes Klettke – Yes Swanson – Yes

OLD **100 S. Third Street**

BUSINESS A discussion ensued on the proposed development of 100 S. Third Street. Mike Swanson stated that the proposed development is being treated as a business, meeting the R-B-2 guidelines, therefore will not be required to apply for a front yard setback variance. The prior variances granted stay with the property; considerations taken when granting prior variances were the low traffic street that this property is on, and that it is a transitional property, from the R-B-2 district to the R1-A district. A traditional retail business would not make sense for this street. All ZBA members agreed with Swanson; no action was taken.

ADJOURN A motion was made by Bart Klettke seconded by Abigail Stein and passed unanimously to adjourn the meeting at 6:37pm.