

PRESENT Chairman Swanson, Ken Bedore, Al Soluri, Abigail Cappicculi, Clerk Fundis

PUBLIC HEARING Chairman Swanson opened the public hearing at 6:31pm on the advisability of granting appeal to Donna Kates who is requesting a 3-foot side setback variance from the permitted 5-foot setback requirement for a carport addition at 775 Page Avenue Lewiston, NY 14092, SBL # 101.07-5-34. This property is zoned R1-A – Residential, Single Family Medium Density.

Resident, Charlotte Clark, owner of 785 Page Avenue, expressed her concerns about the proposed carport. Clark stated that she reviewed the zoning ordinances, and Page Avenue is a very densely concentrated area of homes. Kates is a great neighbor, I understand why she would want a carport, but the proximity to my property is a concern. The eaves extend beyond the variance requested based on the drawing provided. One and a half feet to the property line is an issue and sets an unfair precedence for the village. It would create an alleyway between our properties. What if I wanted to build a carport; would I be held to the same standards? Most homes in this area have a garage set in the back of the property.

Homeowner of 775 Page, Donna Kates, stated that she the plan can be altered to make Clark happy.

Chairman Swanson called the public hearing to close ta 6:40pm

CALL TO ORDER Chairman Swanson called the meeting to order at 6:40pm.

MINUTES A motion was made by Al Soluri seconded by Ken Bedore and passed unanimously to approve the March 22, 2022 meeting minutes.

NEW BUSINESS **775 Page Avenue**  
A motion was made by Ken Bedore and seconded by Al Soluri and Mike Swanson in unison to adopt the following resolution:

**WHEREAS**, the Village of Lewiston Zoning Board of Appeals has held a public hearing on March 22, 2022 at 6:30 PM on the advisability of granting a 3-foot side setback variance from the permitted 5-foot setback requirement for a carport addition at 775 Page Avenue Lewiston, NY 14092, SBL # 101.07-5-34. This property is zoned R1-A – Residential, Single Family Medium Density,

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

**WHEREAS**, that the addition of the carport with a 3-foot setback would not provide sufficient fire truck access, causing a fire safety issue,

**WHEREAS**, the structure would be too close to the property to the East, potentially causing compounding,

**NOW THEREFORE BE IT RESOLVED**, that the Village of Lewiston Zoning Board of Appeals denies this appeal.

The resolution was denied with a vote of four ‘NO’ votes.

Al Soluri – NO

Ken Bedore – NO

Abigail Cappicculi – NO

Mike Swanson - NO

ADJOURNMENT

A motion was made by Ken Bedore second by Abigail Cappicculi and passed unanimously to adjourn the meeting at 6:59pm.

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Shannon Fundis, Clerk