

PRESENT Mike Swanson, Ken Bedore, Bart Klettke, Abby Stein, Shannon Fundis

PUBLIC HEARING Mike Swanson called the public hearing to order at 6:30pm on the advisability of granting appeal to Sec. 8. - Zoning schedule; to John Kinney who is requesting a 10-foot side setback variance, to erect a building with five-foot setbacks, from the required 15-foot setbacks, and to permit the continuation of the existing multi-family residential use at 125 South First Street, Lewiston, NY 14092, SBL # 101.10-1-71. This property is zoned W-D, Waterfront Development District.

Resident, Theresa Mascaro of 145 S. First Street, stated that she lives next door to 125 S. First Street and thinks the proposed plans for the property are beautiful. My only concern is the existing ivy at the property and if it will be removed with the new constructions because it is killing my plants. Owner John Kinney said of course we would remove the ivy.

Mike Swanson called the public hearing to close at 6:31pm.

CALL TO ORDER Mike Swanson called the meeting to order at 6:31pm.

MINUTES A motion was made by Ken Bedore seconded by Mike Swanson and passed unanimously to approve the August 23, 2022 meeting minutes.

PUBLIC HEARING Mike Swanson opened the public hearing at 6:31pm on the advisability of granting appeal to Sec. 8. - Zoning schedule; to Jason Lombardi who is requesting a variance of 20% building coverage, to allow 50% building coverage from the allowable 30% to erect townhouses at the South 6th Street vacant lots, Lewiston, NY 14092, 101.10-3-26.2 and 101.10-3-26.3. These properties are zoned R-2, Residential, Two Family.

Resident, Kathy Opera of 620 Cayuga Street, stated she lives adjacent to the buildable lots. I am concerned about potential drainage issues if you increase the allowance from 30% to 50%. The bigger the building, the less soil there is to absorb the rainwater. Opera also asked how close the buildings will be to the Cayuga Street side, and stated that the buildings will block her current view.

Resident, Don Smith of 630 Cayuga Street, stated that he has a water problem at his property currently.

Architect, Jim Fittante, stated that this project will meet all codes and regulations of the village. Roof or driveway water runoff has to be directed to the storm drain, and has to be captured whether the allowable building space is 30% or 50%. Regarding the distance to Cayuga Street, if this variance is not approved, we will be forced to build a two story primary building and an accessory building that will be five feet from the property line. The intent is to build affordable, quaint duplexes that are good for the neighborhood.

Resident, David Giusiana of 625 Center Street, stated that he appreciates the proposed plans and feels the one story building fits well on the street. My only concern with the requested coverage being granted would be future additions of porches and sheds that would add even more coverage. There should be a maximum coverage stipulated.

Fittante stated that it can be stipulated that there be no accessory buildings. Ken Bedore added that any additions to the property would require request of a variance from the Zoning Board of Appeals.

A discussion ensued on a prior approval for setback variances, that it was stipulated in that variance that only one story buildings were permitted at these properties.

Mike Swanson called the public hearing to close at 6:47pm.

NEW 125 South First Street

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

WHEREAS, the Village of Lewiston Zoning Board of Appeals has held a public hearing on October 13, 2022 at 6:30 PM on the advisability of granting appeal to Sec. 8. - Zoning schedule; to John Kinney who is requesting a 10-foot side setback variance, to erect a building with five-foot setbacks, from the required 15-foot setbacks, and to permit the continuation of the existing multi-family residential use at 125 S. First Street, Lewiston, NY 14092, SBL # 101.10-1-71. This property is zoned W-D, Waterfront Development District,

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 John Kinney for five-foot side setbacks at 125 S. First Street, Lewiston, NY 14092, SBL # 101.10-1-71.

The motion passed with four yes votes.

South 6th Street Vacant Lots

A motion was made by Bart Klettke and seconded by Abby Stein to adopt the following resolution:

WHEREAS, the Village of Lewiston Zoning Board of Appeals has held a public hearing on October 13, 2022 at 6:30 PM on the advisability of granting an appeal to Sec. 8. - Zoning schedule; to Jason Lombardi who is requesting a variance of 20% building coverage, to allow 50% building coverage from the allowable 30% to erect townhouses at the South 6th Street vacant lots, Lewiston, NY 14092, 101.10-3-26.2 and 101.10-3-26.3. These properties are zoned R-2, Residential, Two Family.

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 Jason Lombardi for 50% building coverage at the South 6th Street vacant lots, permitting only one story structures with no additional accessory buildings permitted at Lewiston, NY 14092, 101.10-3-26.2 and 101.10-3-26.3.

The motion passed with four yes votes.

ADJOURN A motion was made by Bart Klettke seconded by Ken Bedore and passed unanimously to adjourn the meeting at 6:50pm