

PRESENT Mike Swanson, Ken Bedore, Bart Klettke, Abigail Stein, Shannon Fundis, Donna Cassick

EXCUSED James Spanbauer

PUBLIC HEARING Mike Swanson opened the following public hearings at 6:28pm:

-On the advisability of granting appeal to Sec. 8 – Zoning Schedule; to Robert Nichols who is requesting an 8.96 ft. front yard setback variance from the required 20-foot setback for reconstruction and an addition to an existing porch at 510-514 Tuscarora Street, Lewiston, NY 14092, SBL # 101.14-2-26. This property is zoned R-2, Residential, Two-Family, Townhouse.

-On the advisability of granting appeal to Sec. 10-C-4 – General provisions and permitted modifications – Accessory Building to Valerie Stahlman who is requesting approval for a gazebo to be placed in the front yard at 275 North 3rd Street, Lewiston, NY 14092, SBL # 101.10-1-6. This property is zoned R-1A Residential, Single Family Medium Density.

No residents were present to speak. The public hearings were called to close at 6:28pm.

CALL TO ORDER Mike Swanson called the meeting to order at 6:28pm.

MINUTES A motion was made by Ken Bedore seconded by Abigail Stein and passed unanimously to approve the August 26, 2025 minutes.

NEW BUSINESS **510-514 Tuscarora Street**
A motion was made by Bart Klettke 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 September 23, 2025 at 6:30 PM on the advisability of granting appeal Sec. 8 – Zoning Schedule; to Robert Nichols who is requesting an 8.96 ft. front yard setback variance from the required 20-foot setback for reconstruction and an addition to an existing porch at 510-514 Tuscarora Street, Lewiston, NY 14092, SBL # 101.14-2-26. This property is zoned R-2, Residential, Two-Family, Townhouse.

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

NOW THEREFORE BE IT RESOLVED that the Village of Lewiston Zoning Board of Appeals grants the appeal to Robert Nichols for an 8.96 ft. front yard setback variance from the required 20-foot setback for reconstruction and an addition to an existing porch at 510-514 Tuscarora Street, Lewiston, NY 14092, SBL # 101.14-2-26.

The motion passed with the following results:

Stein – Yes Klettke – Yes Bedore – Yes Swanson - Yes

275 North Third Street

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

WHEREAS, the Village of Lewiston Zoning Board of Appeals has held a public

hearing on September 23, 2025 at 6:30 PM on the advisability of granting appeal to Sec. 10-C-4 – General provisions and permitted modifications – Accessory Building to Valerie Stahlman who is requesting approval for a gazebo to be placed in the front yard at 275 North 3rd Street, Lewiston, NY 14092, SBL # 101.10-1-6. This property is zoned R-1A Residential, Single Family Medium Density.

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

NOW THEREFORE BE IT RESOLVED, that the Village of Lewiston Zoning Board of Appeals grants the appeal to Valerie Stahlman for a gazebo to be placed in the front yard at 275 North 3rd Street, Lewiston, NY 14092, SBL # 101.10-1-6.

The motion passed with the following results:

Stein – Yes Klettke – Yes Bedore – Yes Swanson - Yes

ADJOURN A motion was made by Mike Swanson seconded by Bart Klettke and passed unanimously to adjourn the meeting at 6:34pm.

Shannon Fundis, Clerk