

PRESENT Mike Swanson, Ken Bedore, Bart Klettke, James Spanbauer, Shannon Fundis, Donna Cassick

EXCUSED Abigail Stein

PUBLIC HEARING Mike Swanson opened the following public hearings at 6:30pm:
 -On the advisability of granting appeal to Sec. 13 - Sign Regulations to GMA Properties, LLC and Blue Cave, LLC who are requesting a 6.68 SF variance from the required 40 SF maximum sign allowance to permit a combined 46.69 SF for a roof sign and wall sign on the east side of the building at 810 Center Street, Lewiston, NY 14092, SBL #101.11-2-50. This property is zoned B-1, General Business, Multiple Family, Townhouse.

-On the advisability of granting appeal to Sec. 13 – Sign Regulations to MGA Niagara Properties, LLC and Bank of America who are requesting a 14.3 SF variance from the required 40 SF maximum sign allowance to permit a combined 54.3 SF for a ground sign and canopy sign at 767 Cayuga Street, Lewiston, NY 14092 SBL #101.15-1-4.2. This property is zoned B-1, General Business, Multiple Family, Townhouse.

No residents were present to speak. Mike Swanson called the public hearings 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 Bart Klettke and passed unanimously to approve the August 27, 2024 minutes.

A motion was made by Ken Bedore seconded by James Spanbauer and passed unanimously to approve the October 22, 2024 minutes.

NEW BUSINESS **810 Center Street – Blue Cave**
 A motion was made by James Spanbauer 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 March 25, 2025 at 6:30 PM on the advisability of granting appeal to Sec. 13 – Sign Regulations; to GMA Properties, LLC and Blue Cave, LLC who are requesting a 6.68 SF variance from the required 40 SF maximum sign allowance to permit a combined 46.69 SF for a roof sign and wall sign on the east side of the building at 810 Center Street, Lewiston, NY 14092, SBL #101.11-2-50. This property is zoned B-1, General Business, Multiple 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. 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 GMA Properties, LLC and Blue Cave, LLC for a variance of 6.68 SF to permit a combined 46.69 SF for a roof sign and wall sign on the east side of the building at 810 Center Street, Lewiston, NY 14092, SBL #101.11-2-50.

The motion passed with the following results:

Bedore – Yes Klettke – Yes Spanbauer – Yes Swanson - Yes

767 Cayuga – Bank of America

A motion was made by Ken Bedore and seconded by James Spanbauer to adopt the following resolution:

WHEREAS, the Village of Lewiston Zoning Board of Appeals has held a public hearing on March 25, 2025 at 6:30 PM on the advisability of granting appeal to Sec. 13 – Sign Regulations; MGA Niagara Properties, LLC and Bank of America who are requesting a 14.3 SF variance from the required 40 SF maximum sign allowance to permit a combined 54.3 SF for a ground sign and canopy sign at 767 Cayuga Street, Lewiston, NY 14092 SBL #101.15-1-4.2. This property is zoned B-1, General Business, Multiple 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. 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 MGA Niagara Properties, LLC and Bank of America for a variance of 14.3 SF to permit a combined 54.3 SF for a ground sign and canopy sign at 767 Cayuga Street, Lewiston, NY 14092 SBL #101.15-1-4.2.

The motion passed with the following results:

Bedore – Yes Klettke – Yes Spanbauer – Yes Swanson - Yes

ADJOURN A motion was made by Mike Swanson seconded by Ken Bedore and passed unanimously to adjourn the meeting at 6:44pm.

Shannon Fundis, Clerk