

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

PUBLIC HEARING Mike Swanson opened the following public hearings at 6:30pm:  
-On the advisability of granting appeal to Sec. 8 – Zoning Schedule; to Jonathan and Cynthia Auerbach who are requesting a 5’4” front yard setback variance from the required 20-foot setback to permit a 14’8” front yard setback for the construction of a front porch at 225 Tuscarora Street, Lewiston, NY 14092, SBL #101.14-3-5. This property is zoned R-2, Residential, Two Family, Townhouse.

-On the advisability of granting appeal to Sec. 13 – Sign Regulations to Ellicott Development and Robert Strawser who are requesting a variance to permit two hanging signs on the east and west side of the building, one on each side of the front porch at 460 Center Street, Lewiston, NY 14092, SBL #101.10-2-37. This property is zoned R-B-2, Retail Business.

No residents were present. The public hearings were closed 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 May 27, 2025 minutes.

NEW BUSINESS **225 Tuscarora Street**  
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 June 24, 2025 at 6:30 PM on the advisability of granting appeal to Jonathan and Cynthia Auerbach who are requesting a 5’4” front yard setback variance from the required 20-foot setback to permit a 14’8” front yard setback for the construction of a front porch at 225 Tuscarora Street, Lewiston, NY 14092, SBL #101.14-3-5. 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. That the proposed addition is similar in size to the existing front porch. 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 Jonathan and Cynthia Auerbach for a 5’4” front yard setback variance from the required 20-foot setback to permit a 14’8” front yard setback for the construction of a front porch at 225 Tuscarora Street, Lewiston, NY 14092, SBL #101.14-3-5.

The motion passed with the following results:

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

**460 Center Street**

A motion was made by Bart Klettke and seconded by Mike Swanson to adopt the following resolution:

**WHEREAS**, the Village of Lewiston Zoning Board of Appeals has held a public hearing on June 24, 2025 at 6:30 PM on the advisability of granting appeal to Sec. 13 – Sign Regulations; to Ellicott Development and Robert Strawser who are requesting a variance to permit two hanging signs on the east and west side of the

building, one on each side of the front porch at 460 Center Street, Lewiston, NY 14092, SBL #101.10-2-37. 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 variance. That the proposed signs and locations are keeping with the historic nature of the building. 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 Ellicott Development and Robert Strawser a variance to permit two hanging signs on the east and west side of the building, one on each side of the front porch at 460 Center Street, Lewiston, NY 14092, SBL #101.10-2-37.

The motion passed with the following results:

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

**DISCUSSION** A discussion ensued on the overwhelming number of political signs in the village. There are no laws in the Village Code strictly prohibiting such signs.

**ADJOURN**    A motion was made by Bart Klettke seconded by Abigail Stein and passed unanimously to adjourn the meeting at 6:38pm.

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Shannon Fundis, Clerk