

PRESENT Mike Swanson, James Spanbauer, Ken Bedore, Bart Klettke, Abigail Stein, Karl Terryberry, Shannon Fundis, Donna Cassick

PUBLIC HEARING Mike Swanson opened the public hearing at 6:30pm on the advisability of providing recommendations to the Village Board of Trustees on the special use permit application submitted by Nicole Ferrari to permit a dog grooming business in her residential detached garage located at 360 N. 2nd Street, Lewiston, NY 14092 SBL #101.06-3-51.2. This property is zoned R-1A, Residential, Single Family, Medium Density.

The property owner of 215 Mohawk St. submitted a document with concerns and the impact this could have on the neighborhood. The document was reviewed and stated that many of the concerns for noise, traffic and safety, parking, waste disposal and care of animals were all addressed and handled by the Planning Commission in their recommendation.

Mike Swanson closed the public hearing at 6:41pm.

Mike Swanson opened the public hearing at 6:41pm on the advisability of granting appeal to Sec. 8 – Zoning Schedule; to Madaliene Zucco who is requesting a 10-foot rear setback variance from the required 20-foot setback to allow a 7-foot rear setback(this is an undersized lot and the rear of the house is only 17ft off of the rear property line), a 13’1” front setback variance from the required 20-foot setback to allow a 6’11” front setback, a 4’7&15/16” side yard setback variance from the required 10-foot setback to allow a 5’4&1/16” setback and an area variance of 19% from the required 30% to allow a total area coverage of 49%; for a proposed addition to the primary structure in the rear and an extension on the front porch at 345 S 3rd Street, Lewiston, NY 14092, SBL #101.14-1-30.1. This property is zoned R-1A, Residential, Single Family Medium Density.

Property owner of 350 South 2nd St. said that she lives directly behind this property and approves and is in support of the proposed plans. I only ask that drainage is considered and to conserve the integrity of our fence.

Mike Swanson closed the public hearing at 6:42pm.

CALL TO ORDER Mike Swanson called the meeting to order at 6:42pm.

MINUTES A motion was made by Ken Bedore seconded by James Spanbauer and passed unanimously to approve the April 28, 2026 minutes.

NEW BUSINESS **360 North 2nd Street**
A motion was made by James Spanbauer seconded by Bart Klettke and passed unanimously to recommend to the Village Board of Trustees to approve the special use permit created and put forth by the Planning Commission:

‘Not to exceed five years and will need to be approved annually. The hours of operation will be between 8am to 8pm and will have a maximum of one family of pets at a time. There will only be one 9 x 20 parking spot that runs parallel to the street, paved adjacent to the existing driveway permitted. Limited services include bathing, drying and trimming. Grooming activities will take place in the detached garage. There will be no boarding, daycare or overnight services or outdoor animal holding. The village engineer will approve the water and sewer capacity. This special use permit is conditional upon approval from the building and fire inspector, DPW and health and safety inspections with appropriate finishes.’

345 South 3rd Street

A motion was made by James Spanbauer to approve the variances requested, as this will not change the character of the neighborhood and the proposed footprint is smaller than the existing deck. The motion was not seconded; no vote was taken.

A motion was made by Mike Swanson and seconded by Abigail Stein to pass the following resolution:

WHEREAS, the Village of Lewiston Zoning Board of Appeals has held a public hearing on July 28, 2026 at 6:30pm on the advisability of granting appeal to Sec. 8 – Zoning Schedule; to Madaliene Zucco who is requesting a front setback variance from the required 20-foot setback to allow a 6’11” front setback for a proposed extension on the front porch at 345 S 3rd Street, Lewiston, NY 14092, SBL #101.14-1-30.1. 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 Madaliene Zucco for a 6’11” front setback for a proposed extension on the front porch at 345 S 3rd Street, Lewiston, NY 14092, SBL #101.14-1-30.1.

The motion passed with the following results:

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

A motion was made by James Spanbauer and seconded by Mike Swanson to approve the following resolution:

WHEREAS, the Village of Lewiston Zoning Board of Appeals has held a public hearing on July 28, 2026 at 6:30pm on the advisability of granting appeal to Sec. 8 – Zoning Schedule; to Madaliene Zucco who is requesting a 13-foot rear setback variance from the required 20-foot setback to allow a 7-foot rear setback (this is an undersized lot in area (4356SqFt) and the rear of the house is only 17ft off of the rear property line), a 4’7&15/16” side yard setback variance from the required 10-foot setback to allow a 5’4&1/16” setback, a rear yard variance of 8% from the required 20% to allow 28% rear area coverage, and a total area variance of 19% from the required 30% to allow a total area coverage of 49%; for a proposed addition to the primary structure in the rear at 345 S 3rd Street, Lewiston, NY 14092, SBL #101.14-1-30.1. 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 Madaliene Zucco for a 13-foot rear setback variance from the required 20-foot setback to allow a 7-foot rear setback, a 4’7&15/16” side yard setback variance from the required 10-foot setback to allow a 5’4&1/16” setback, a rear yard variance of 8% from the required 20% to allow 28% rear area coverage, and a total area variance of 19% from the required 30% to allow a total area coverage of 49%; for a proposed rear addition to the primary structure at 345 S 3rd Street, Lewiston, NY 14092, SBL #101.14-1-30.1.

The motion passed with the following results:

Stein – Yes Spanbauer – Yes Klettke – No Bedore – Yes Swanson – No

ADJOURN A motion was made by Mike Swanson seconded by James Spanbauer and passed unanimously to adjourn the meeting at 7:07pm.

Shannon Fundis, Clerk