

VILLAGE OF LEWISTON  
ZONING BOARD OF APPEALS  
AGENDA  
TUESDAY, NOVEMBER 29, 2022 – 6:30PM

I. PUBLIC HEARING

**100 S. Third Street** – On the advisability of granting appeal to Sec. 8 - Zoning Schedule; to David Olin who is requesting a 7-foot rear setback variance from the required 15-foot setback, and a 12.5% area coverage variance from the required 50% area coverage; to erect a residential home with a business office with an 8-foot rear setback and 62.5% area coverage. This property was granted a variance to allow 57.3% area coverage to the prior owner of the property. The Planning Commission has also requested the Zoning Board of Appeals review the approved uses for the R-B-2 district, to determine if a residential home with a business office is a permitted use at 100 S. Third Street, Lewiston, NY 14092, SBL #101.10-2-51. This property is zoned R-B-2, Retail Business.

**401 Cayuga Street** – On the advisability of granting appeal to Sec. 8 – Zoning Schedule; to Neal Belden who is requesting a 10.2-foot side setback variance from the required 15-foot setback, and a 17-foot rear setback variance from the required 20-foot required setback. The appeal is also requesting use of a two family property in the R-1A Zoning District. The request is for an addition to an existing accessory building to be 3 feet from the rear and 4.8 feet from the side at 401 Cayuga Street, Lewiston, NY 14092, SBL # 101.14-2-1. This property is zoned R-1A, Residential, Single Family Medium Density.

**315 Center Street** – On the advisability of granting appeal to Sec. 8 – Zoning Schedule; to Herb Richardson who is requesting a 10-foot side setback on the east side, a 5-foot side setback on the west side from the permitted 10-foot requirement. Also, granting appeal to Sec. 12- Parking; for a variance of four parking spots, to allow 10 spots from the required 14 at 315 Center Street, Lewiston, NY 14092, SBL #101.10-2-53. This property is zoned R-B-2, Retail Business.

II. CALL TO ORDER

III. MINUTES – November 1, 2022

IV. OLD BUSINESS

1. Other

V. NEW BUSINESS

1. 100 S. Third Street
2. 401 Cayuga Street
3. 315 Center Street

VI. ADJOURN