

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

EXCUSED Bart Klettke

PUBLIC HEARING Mike Swanson opened the following public hearings at 6:30pm:

-On the advisability of granting appeal to Sec. 8 – Zoning Schedule; to C. Randall Alan who is requesting a 17.76ft-front yard setback variance from the required 20-foot front yard setback to allow a 2.24-foot front yard setback, a side setback on the north of 1.74 feet from the required 10 foot setback to allow for a 8.26-foot side yard setback, and an area variance of 13.65% from the required 30% to allow a total area coverage of 43.65%; for a proposed addition to the primary structure at 165 N. First Street, Lewiston, NY 14092, SBL #101.10-1-63. This property is zoned R-1A, Residential, Single Family Medium Density.

-On the advisability of granting appeal to Sec. 8 – Zoning Schedule; to Bob and Kathy Amirian who are requesting a 3.4 foot side yard setback variance from the required 10-foot side yard setback for a proposed porch addition to allow a 6.6 foot side yard setback at 340 S. Third Street, Lewiston, NY 14092, SBL #101.14-1-24.2. This property is zoned R-1A, Residential, Single Family Medium Density.

No public was present to speak; the public hearings were closed at 6:00pm.

CALL TO ORDER Mike Swanson called the meeting to order at 6:31pm

MINUTES A motion was made by Ken Bedore seconded by James Spanbauer and passed unanimously to approve the April 25, 2023 meeting minutes.

NEW BUSINESS **165 N. First Street**
A motion was made by James Spanbauer 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 July 25, 2023 at 6:30 PM on the advisability of granting appeal to Sec. 8 – Zoning Schedule; to C. Randall Alan who is requesting a 19ft-front yard setback variance from the required 20-foot front yard setback to allow a 1-foot front yard setback, a side setback on the north of 3 feet from the required 10 foot setback to allow for a 7-foot side yard setback, and an area variance of 13.65% from the required 30% to allow a total area coverage of 43.65%; for a proposed addition to the primary structure at 165 N. First Street, Lewiston, NY 14092, SBL #101.10-1-63. 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. 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 C. Randall Alan for a 19ft front yard setback variance from the required 20-foot front yard setback requirement, a side setback on the north of 3 feet from the required 10 foot setback, and an area variance of 13.65% from the required 30% for a proposed addition to the primary structure at 165 N. First Street, Lewiston, NY 14092, SBL #101.10-1-63.

The motion passed with the following results:

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

340 S. Third Street

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 July 25, 2023 at 6:30 PM on the advisability of granting appeal to Sec. 8 – Zoning Schedule; to Bob and Kathy Amirian who a 3.4 foot side yard setback variance from the required 10-foot side yard setback for a proposed porch addition to allow a 6.6 foot side yard setback at 340 S. Third Street, Lewiston, NY 14092, SBL #101.14-1-24.2. 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. 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 Bob and Kathy Amirian who a 3.4 foot side yard setback variance from the required 10-foot side yard setback for a proposed porch addition at 340 S. Third Street, Lewiston, NY 14092, SBL #101.14-1-24.2.

The motion passed with the following results:

Stein – Yes Bedore – 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 6:47pm.

Shannon Fundis, Clerk