

**PUBLIC HEARING** Chairman Brodie opened the public hearing on the advisability of granting appeal to Randy Duncan, owner of 435 North Third Street, Lewiston, NY 14092 who is requesting a 4' front yard and 2'2" side-yard setback variance to build a front porch.

No residents were present to speak. Chairman Brodie closed the public hearing at 6:34pm.

**PRESENT** Chairman Brodie, Mike Swanson, Ken Bedore, Clerk Fundis

**EXCUSED** Al Soluri

**CALL TO ORDER** Chairman Brodie called the meeting to order at 6:35pm.

**MINUTES** A motion was made by Mike Swanson seconded by Ken Bedore and passed unanimously to approve the January 26, 2021 minutes, upon clarification of the height variance stated for 455 Cayuga Street.

**NEW BUSINESS** **435 North Third Street**  
A motion was made by Michael Swanson seconded by Ken Bedore to adopt the following resolution:

**WHEREAS**, the Village of Lewiston Zoning Board of Appeals has held a public hearing on March 23, 2021 at 6:30 PM on the advisability of granting a 4' front yard and 2'2" side yard setback variance to build a front porch. This property is zoned R-1A Residential.

**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 for a 4' front yard and 2'2" side-yard setback variance for the property known as 435 North Third Street, Lewiston, NY 14092; SBL # 101.06-3-33.

Clerk Fundis polled the board and the motion passed with three yes votes:

Mike Swanson – Yes                      Ken Bedore – Yes                      Chairman Brodie - Yes

**ADJOURN** A motion was made by Mike Swanson seconded by Ken Bedore and passed unanimously to adjourn the meeting at 6:40pm.

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Shannon Fundis, Clerk