

PRESENT Ken Bedore, Al Soluri, Abby Cappicculi, Clerk Fundis, Deputy Clerk Vazquez

PUBLIC HEARING Ken Bedore called the public hearing to order at 6:32pm on the following:
 -Advisability of granting appeal to Rachel Novelli who is requesting two variances, to allow a second window sign, and to allow 100% coverage of both windows for signage from the permitted 30% coverage at 781 Cayuga Street, Lewiston, NY 14092, SBL # 101.15-1-4.1. This property is zoned B1 – General Business, Multiple Family, Townhouse.

-Advisability of granting appeal to James Langlois, who is requesting a 6.44-foot front setback variance from the permitted 20-foot setback requirement to add a front porch at 230 S. First Street Lewiston, NY 14092, 101.14-1-67. This property is zoned R1-A – Residential, Single Family Medium Density.

Nobody was present to speak; a motion was made by Al Soluri seconded by Abby Cappicculi and passed unanimously to close the public hearing at 6:32pm.

CALL TO ORDER Ken Bedore called the meeting to order at 6:33pm.

MINUTES A motion was made by Al Soluri seconded by Abby Cappicculi and passed unanimously to approve the April 26, 2022 meeting minutes.

NEW BUSINESS **230 S. 1st**
 A motion was made by Abby Cappicculi and seconded by Al Soluri to adopt the following resolution:

WHEREAS, the Village of Lewiston Zoning Board of Appeals has held a public hearing on May 24, 2022 at 6:30 PM on the advisability of granting a 6.44-foot front setback variance from the permitted 20-foot setback requirement to add a front porch at 230 S. First Street Lewiston, NY 14092, 101.14-1-67. This property is zoned R1-A – Residential, Single Family Medium Density.

WHEREAS, the Zoning Board of Appeals have determined this property as a corner lot, with two side setbacks and no rear setbacks,

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 6.44-foot front setback variance from the permitted 20-foot setback requirement to add a front porch at 230 S. First Street Lewiston, NY 14092, 101.14-1-67.

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

Ken Bedore – YES Abigail Cappicculi – YES Al Soluri – YES

781 Cayuga

A motion was made by Al Soluri seconded by Ken Bedore and passed unanimously to approve sending a letter to business owner of Lewiston Dance, Rachel Novelli; stating that within a week from receiving the notice she will have to comply with the Village Code Sign Regulations. If not in compliance by that time, Novelli shall be charged a daily fine set and enforced by Zoning Officer Candella. If Novelli plans to pursue a variance request, she will be required to reapply for the variance, and attend the next Zoning Board of Appeals meeting.

ADJOURN A motion was made by Ken Bedore seconded by Al Soluri and passed unanimously to adjourn the meeting at 6:47pm.