

- PRESENT** Bill Brodie, Ken Bedore, Mike Swanson, Al Soluri, Richard Portale, Secretary Fundis
- EXCUSED** Neal Pignatora
- PUBLIC HEARING** **145 S 4th Street** – advisability of granting appeal to James Olson, owner of 145 S. 4th Street., Lewiston, NY 14092, Tax Map #101.10-2-47, who is requesting a front-yard setback variance to build a new garage.
- PUBLIC HEARING** **760 Center Street** - advisability of granting appeal to CRB Holdings Inc/Tim Hortons, who is requesting a variance for a second wall sign at 760 Center Street Suite 110, Lewiston, NY 14092.
- CALL TO ORDER** Chairman Brodie called the Zoning Board of Appeals meeting at 6:31pm.
- MINUTES** A motion was made by Mike Swanson seconded by Ken Bedore and passed unanimously to approve the July 28, 2020 minutes, requesting that it be noted that the meeting was a virtual meeting on Zoom.us.
- NEW BUSINESS** **145 S. 4th Street**
A motion was made by Michael Swanson seconded by Al Soluri to adopt the following resolution:

WHEREAS, the Village of Lewiston Zoning Board of Appeals has held a public hearing on October 27, 2020 at 6:30 PM on the advisability of granting a fifteen-foot front yard setback variance for placement of a new garage being built. 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 fifteen-foot front yard setback variance for the property known as 145 S. Fourth Street, Lewiston, NY 14092; SBL # 101.10-2-47.

Secretary Fundis polled the board and the motion passed with four yes votes:

Mike Swanson – Yes
Al Soluri – Yes

Ken Bedore – Yes
Chairman Brodie - Yes

760 Center 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 October 27, 2020 at 6:30 PM on the advisability of granting a second wall sign for CRB Holdings Inc/Tim Hortons. This property is zoned R-B-2, Retail Business.

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 second wall sign for CRB Holdings Inc/Tim Hortons, located at 760 Center Street Suite 110, Lewiston, NY 14092.

Secretary Fundis polled the board and the motion passed with four yes votes:

Mike Swanson – Yes
Al Soluri – Yes

Ken Bedore – Yes
Chairman Brodie – Yes

ADJOURNMENT A motion was made by Mike Swanson seconded by Ken Bedore and passed unanimously to close Zoning Board of Appeals meeting at 6:48pm.

Shannon Fundis, ZBA Secretary