

- PRESENT** Bill Brodie, Ken Bedore, Mike Swanson, Al Soluri, Clerk Fundis, Deputy Clerk Vazquez
- EXCUSED** Richard Portale
- PUBLIC HEARING** Chairman Brodie called the public hearing to order at 6:30pm.
- 725 Fairchild Place** – advisability of granting appeal to Colleen Kosakowski, owner of 725 Fairchild Place, Lewiston, NY 14092, Tax ID # 101.11-1-69, who is requesting a seven foot side setback variance, three foot rear setback variance, and a 28.23% building coverage variance to build a new garage.
- 455 Cayuga Street** - advisability of granting appeal to Matt Gallagher, owner of 455 Cayuga Street, Lewiston, NY 14092, Tax ID # 101.14-2-7.1, who is requesting a four foot rear setback variance, and a 3’ 5” height variance to build a carriage house.
- 460 Seneca Street** - advisability of granting appeal to Carolyn Difonzo, located at 460 Seneca Street Lewiston, NY 14092, Tax ID # 101.14-2-62, who is requesting a variance for 6-foot fence for a side-front yard lot line.
- 335 N. 7th Street** - advisability of granting appeal to Chung Le, owner of 335 N. 7th Street, Lewiston, NY 14092, Tax ID # 101.06-5-23, who is requesting a five foot rear setback variance, and one foot height variance to build a garage.
- No residents were in attendance to speak on. A motion was made by Mike Swanson and seconded by Ken Bedore to close the public hearings at 6:32pm.
- CALL TO ORDER** Chairman Brodie called the Zoning Board of Appeals meeting to order at 6:32pm.
- MINUTES** A motion was made by Mike Swanson seconded by Al Soluri and passed unanimously to approve the October 27, 2020 meeting minutes.
- NEW BUSINESS** **725 Fairchild Place**
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 January 26, 2021 at 6:30 PM on the advisability of granting a seven-foot rear yard setback variance for placement of a new garage to be 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 seven-foot rear yard and two foot side setback variance for the property known as 725 Fairchild Place, Lewiston, NY 14092; SBL # 101.10-2-47.
- Clerk Fundis polled the board and the motion passed with four yes votes:
- Mike Swanson – Yes
Al Soluri – Yes
- Ken Bedore – Yes
Chairman Brodie - Yes

455 Cayuga Street

A motion was made by Ken Bedore seconded by Mike Swanson to adopt the following resolution:

WHEREAS, the Village of Lewiston Zoning Board of Appeals has held a public hearing on January 26, 2021 at 6:30 PM on the advisability of granting a two-foot rear yard setback variance, and a 3' 5" height variance for placement of a new garage to be 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 two-foot rear yard setback variance, and a 3' 5" height variance for the property known as 455 Cayuga Street, Lewiston, NY 14092; SBL # 101.14-2-7.1.

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

Mike Swanson – Yes
Al Soluri – Yes

Ken Bedore – Yes
Chairman Brodie - Yes

460 Seneca 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 January 26, 2021 at 6:30 PM on the advisability of granting a two foot variance for a side-front yard lot line for a placement of a six foot fence variance. 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 two foot variance for a side-front yard lot line for the property known as 460 Seneca Street, Lewiston, NY 14092; SBL # 101.14-2-62.

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

Mike Swanson – Yes
Al Soluri – Yes

Ken Bedore – Yes
Chairman Brodie - Yes

335 N. 7th 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 January 26, 2021 at 6:30 PM on the advisability of granting a five foot rear yard setback variance for placement of a new garage to be 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 five foot rear yard setback variance for the property known as 335 North 7th Street, Lewiston, NY 14092; SBL # 101.06-5-23.

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

Mike Swanson – Yes

Ken Bedore – Yes

Al Soluri – Yes

Chairman Brodie – Yes

Mike Swanson stated that the requested one foot height variance is not needed; the code requires the measurement to be taken at the mean, which the proposed building is at the allowable height of fifteen feet.

ADJOURNMENT

A motion was made by Mike Swanson seconded by Al Soluri and passed unanimously to adjourn the meeting at 7:16pm.

Shannon Fundis, Clerk