

PRESENT Mike Swanson, Bart Klettke, Abigail Stein, James Spanbauer, Shannon Fundis

EXCUSED Ken Bedore

PUBLIC HEARING Mike Swanson opened the public hearing at 6:30pm on the advisability of granting appeal Sec. 13 – Sign Regulations; to 4600 Group, LLC who is requesting a 2 SF variance from the required 2 SF to place 4x4 signs within the parking lot, and to allow two signs to be posted on one single post at 460 Center Street, Lewiston, NY 14092, SBL # 101.10-2-37. This property is zoned R-B-2, Retail Business.

Town of Lewiston resident and De-Sign Committee member, Lee Simonson, stated that he was supportive of the new plan being presented by Premium Parking, but that he has not a chance to speak with his colleagues. Simonson added that eight signs are excessive.

The public hearing was closed at 6:34pm.

CALL TO ORDER Mike Swanson called the meeting to order at 6:34pm.

MINUTES A motion was made by Mike Swanson seconded by Abigail Stein and passed with one abstention from Spanbauer (absent) to approve the October 28, 2025 minutes.

NEW BUSINESS **460 Center Street – Parking Signs**
A discussion ensued on the proposed parking sign application submitted by Premier Parking at 460 Center Street.

Village of Lewiston resident and Historic Preservation Commission Chair, Loretta Frankovich, asked the ZBA to deny this variance request, as it contrasts very sharply with SHPO guidelines and goes against the intent and rehabilitation of the building. These signs are designed for a city or town; this is a large corporation that is not considering our historic village. The entire site is historically designated, not just the building. If you grant a variance, it's for perpetuity. It's something that's going to stay with that building forever, and I don't want to set a precedent for other historic properties having signs that are not within our code.

A motion was made by James Spanbauer seconded by Abigail Stein and passed unanimously to table the decision for 30 days, requesting legal counsel review on whether a six-month time limitation can be issued as a condition of granting a variance.

ADJOURN A motion was made by Mike Swanson seconded by James Spanbauer and passed unanimously to adjourn the meeting at 7:23pm.

Shannon Fundis, Clerk