



ZONING BOARD OF APPEALS
PUBLIC HEARING
Tuesday, July 28, 2026, at 6:30 PM

PLEASE TAKE NOTICE that the following public hearings will be held before the Zoning Board of Appeals:

-On the advisability of providing recommendations to the Village Board of Trustees on the special use permit application submitted by Nicole Ferrari to permit a dog grooming business in her residential detached garage located at 360 N. 2nd Street, Lewiston, NY 14092 SBL #101.06-3-51.2. This property is zoned R-1A, Residential, Single Family, Medium Density.

-On the advisability of granting appeal to Sec. 8 – Zoning Schedule; to Madaliene Zucco who is requesting a 10-foot rear setback variance from the required 20-foot setback to allow a 7-foot rear setback (this is an undersized lot and the rear of the house is only 17ft off of the rear property line), a 13'1" front setback variance from the required 20-foot setback to allow a 6'11" front setback, a 4'7¹⁵/₁₆" side yard setback variance from the required 10-foot setback to allow a 5'4¹/₁₆" setback and an area variance of 19% from the required 30% to allow a total area coverage of 49%; for a proposed addition to the primary structure in the rear and an extension on the front porch at 345 S 3rd Street, Lewiston, NY 14092, SBL #101.14-1-30.1. This property is zoned R-1A, Residential, Single Family Medium Density.

The meeting will take place on Tuesday, July 28, 2026, at 6:30 PM in the Village Board Room, located at 145 N. 4th Street, Lewiston, NY 14092. All persons interested in this matter may attend the meeting and be heard.

Thank you,

Donna Cassick

Deputy Clerk