

PRESENT Mike Swanson, Ken Bedore, Bart Klettke, Abigail Stein, James Spanbauer, Shannon Fundis, Donna Cassick

PUBLIC HEARING Mike Swanson opened the public hearing at 6:30pm on the advisability of granting appeal to Sec. 8 – Zoning Schedule; to David Nossavage who is requesting a 3’ front yard setback variance from the required 20’ front yard setback requirement to allow construction of a porch at 415 north 3rd Street, Lewiston, NY 14092 SBL #101.06-3-37. This property is zoned R1-A, Residential, Single Family.

No public was present to speak. The public hearing was called to close at 6:30pm.

CALL TO ORDER Mike Swanson called the meeting to order at 6:30pm

MINUTES A motion was made by Bart Klettke seconded by Ken Bedore and passed unanimously to approve the March 24, 2026 minutes.

OLD **460 Center Street**

BUSINESS A motion was made by James Spanbauer seconded by Abigail Stein and Bart Klettke in unison to adopt the following resolution:

WHEREAS, the Village of Lewiston Zoning Board of Appeals has held a public hearing on April 28, 2026 at 6:30pm on the advisability of granting appeal to Sec. 8 – Zoning Schedule; to 4600 Group, LLC who is requesting a 2 SF variance from the 2 SF sign requirement to place eight 4-SF 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.

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

NOW THEREFORE BE IT RESOLVED that the Village of Lewiston Zoning Board of Appeals grants the appeal to 4600 Group, LLC for a 2 SF sign variance from the 2 SF sign requirement, to permit eight 4 SF parking signs as presented for the Frontier House at 460 Center Street, Lewiston, NY 14092, SBL # 101.10-2-37.

The motion passed with the following results:

Stein – Yes Klettke – Yes Bedore – Yes Swanson – Yes Spanbauer – Yes

NEW **415 North 3rd Street**

BUSINESS A motion was made by Bart Klettke seconded by Ken Bedore to adopt the following resolution:

WHEREAS, the Village of Lewiston Zoning Board of Appeals has held a public hearing on April 28, 2026 at 6:30pm on the advisability of granting appeal to Sec. 8 – Zoning Schedule; to David Nossavage who is requesting a 3’ front yard setback variance from the required 20’ front yard setback requirement to allow construction of a porch at 415 north 3rd Street, Lewiston, NY 14092 SBL #101.06-3-37. This property is zoned R1-A, Residential, Single Family.

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

NOW THEREFORE BE IT RESOLVED that the Village of Lewiston Zoning Board of Appeals grants the appeal to David Nossavage for a 3' front yard setback variance from the required 2' front yard setback requirement for a front porch at 415 North 3rd Street, Lewiston, NY 14092 SBL #101.06-3-37.

The motion passed with the following results:

Stein – Yes Klettke – Yes Bedore – Yes Swanson – Yes Spanbauer – Yes

ADJOURN A motion was made by Mike Swanson seconded by James Spanbauer and passed unanimously to adjourn the meeting at 6:36pm.

Shannon Fundis, Clerk