

PLANNING BOARD

Town of Lewiston 1375 Ridge Road Lewiston New York

Thursday – July 17, 2025

**Agenda- Andrew Ellis Upper Mountain Road (A), Thomas Price 4598 Porter Center Road (B)**

Present: Baker, Conrad, Gallo, Lilly, Sandonato, Taczak

Abstained: William Burg

Presiding: Kenneth Lilly, Chairman

Lilly: Good evening everyone welcome To the Town of Lewiston Planning Board meeting for Thursday, July 17, 2025 starting here at 6:30pm.

Roll Call

Lilly: Bill Burg could not be here this evening as a chairman he's asked me to sit in for him in his abstinence. We will start off with the minutes. Planning Board members have we had a chance to review, any comments or questions regarding the minutes for that would be last month June 26, 2025 anybody any comments any motions?

**Taczak: I'll make a motion that they would be accepted as is.**

**Lilly: Mr. Taczak makes a motion to accept. Any second?**

**Sandonato: I'll second it.**

**Lilly: Henry would like to second it. Ok all in favor.**

**Members: AYE.**

**Conrad: Abstain**

Lilly: Abstain Bill Conrad ok. So that's the minutes. Thank you! We have 2 items on the agenda this evening and Andrew Ellis and a Thomas Price. We are going to start with Andrew Ellis if you want to come up whoever is representing the applicant here for Upper Mountain Road sub division or lot split. Tell us about your project please and your name for the record.

I'm Andrew Ellis my wife Michelle is with me. Basically, all that's happening is my wife's father passed away in February, Wayne Rivers and had a 5-acre plot of land on Upper Mountain across the street from my house. My wife would like to own half and her sister would like to own half so we are merely splitting the property as best of my knowledge both parties were going to continue to farm the property so nothing is changing as far as what's going on the property. We're just splitting it and that's it.

Conrad: Condolences to your family by the way Mr. Rivers was a good guy.

Lilly: Ok Town Attorney you have any comments on the applicant's request.

Seaman: No.

Lilly: Building Inspector anything you would like to add?

**PB- 07-2025 (A)**

Masters: No.

Lilly: Panel any comments or questions?

Conrad: Pretty straight forward.

**Taczak: I'll make a motion to declare it a minor sub division.**

**Lilly: Motion to declare it a min...we want to do SEQRA first.**

**Taczak: Yeah ok.**

**Lilly: I'm sorry do the SEQRA first.**

**Taczak: Ok go ahead.**

**Conrad: I'll make a motion to recommend a negative declaration.**

**Gallo: Second.**

**Lilly: Mark second it. All in favor of the SEQRA as a negative declaration. All in favor.**

**Members: AYE.**

**Taczak: Now I'll make the motion to declare it a minor sub division.**

**Conrad: Second.**

**Lilly: Motion made by Mr. Taczak and second by Bill Conrad. All in favor.**

**Members: AYE.**

**Lilly: That passes that's approved. Now one last motion is needed to go to the Town Board for approval of the 1 lot sub division. Anyone want to make a motion.**

**Sandonato: I'll make a motion that it goes to the Town Board.**

**Taczak: I'll second it.**

**Seaman: It's a motion to recommend approval for the Town Board.**

**Sandonato: Recommend approval to the Town Board.**

**Lilly: It does look like we do have some attendance here this evening would anyone like to make any comments regarding the Andrew or Michelle Ellis one lot sub division on Upper Mountain Road. No one every one good. Ok. Your all set. We need to vote on that motion. All in favor of the recommendation to the Town Board.**

**Members: AYE**

**Lilly: Alright its approved.**

**PB- 07- 2025 (B)**

Lilly: Next on the agenda is a Thomas Price Porter Center Road, come forward and your name for the record and tell us about your application.

My name is Tom Price and I own the property 4598 Porter Center Road. I'm seeking.

Lilly: One second. Excuse me we still have another applicant if your all set. Thank you! Go ahead Mr. Price.

Price. I'm seeking a variance from the 125 feet for the frontage.

Masters: You already got that. All your asking them for is the split of the property.

Price: Ok. I am asking for a split of the property. So originally the property was 2 lot somewhere along the line it got combined. What I'd like to do divide them and carve out a parcel around the house. Divide the property by 100 feet the edge of the house is 15 .9 feet from that property edge I'd like to go back 240 feet.

Lilly: Ok anything else. I will start with the Town attorney again any comments on this.

Seaman: No nothing stands out to me other than what Mr. Masters already noted that which this applicant was in front of the ZBA to request the variance for 125 feet to 100 feet.

Lilly: The Zoning Board approved it. Tim Building Inspector anything comments?

Maters: No, it's meets the standard now with the ZBA approval.

Lilly: Ok. Planning Board members any comments or questions for the applicant.

Conrad: Just the one thing was wondering about and you've already answered it do the way you have the layout does create that 15-foot separation between the lot line and the existing structure correct.

Price. Correct.

Conrad: Ok that's my only question.

Lilly: And that's acceptable Tim?

Masters: Yes, in the RR district is 15 feet side yard.

Lilly: So basically, you have 200 feet of frontage you divided it and approved by the Zoning Board to go with 100 foot the southern part would be 200 I'm sorry 100 by 235 which is where the existing house is correct.

Price: Correct.

Lilly: That would stay, the house. The larger piece of property, where you are proposing to put a house up in the future. Which would be on the same property as the Blue Berry farm or building that you got.

Price: Yes.

Gallo: Is this on septic? Is this one septic?

Price: The house is septic.

Gallo: So, where's the leech field in particular is it behind.

Price: It's in the front yard.

Gallo: Ok because you have to make sure you don't cut it if it hits on the other property line.

Price: In fact, I am in the process of putting the sand filter on.

Gallo: Ok.

Conrad: As he looks at Tim.

Lilly: For the house that's there you are going to upgrade the septic system. Any other questions? Anything else from anyone again we have some attendees here this evening anyone want to comment on the applicant's proposal? Yes. Your name for the record please.

Good evening my name is Dan Lanasa I live at 4588 Porter Center Road I have no objection with what Tom's looking to do.

Lilly: Very good thank you! You must get a lot of Blue Berries then. Ok so then if there's no further question there will be 3 items or 3 motions that we have to make one starting with SEQRA.

**Sandonato: I'll make a negative declaration for SEQRA.**

**Lilly: Henry ok thank you! Negation declaration**

**Sandonato: For a 1 lot split.**

**Lilly: On a 1 lot split.**

**Baker: I'll Second.**

**Lilly: Thank you, Pat. Pat, seconded it. All in favor**

**Members: AYE**

**Taczak: I'll make a motion that the split is declared a minor sub division.**

**Conrad: Second.**

**Lilly: Ok proposed by Bill and second by Bill as well. All in favor.**

**Members: AYE**

**Lilly: Ok that's on the minor sub division. One last motion to be made.**

**Taczak: I'll make a motion that we recommend to the Town Board accept this change.**

**Lilly: Motion made to accept the sub division.**

**Sandonato: Second**

**Lilly: Henry very good thank you. All in favor**

**Members: AYE.**

Lilly: Your all set with that very good thank you.

Conrad: Good luck.

Lilly: Any new business or anything else the building inspector would like to bring to our attention while we are?

Masters: I don't have anything at the moment no.

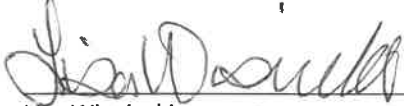
Lilly: Ok thank you! Town attorney anything

Seaman: No sir.

Taczak: I'll make a motion that we adjourn.

Lilly: I'll adjourn the meeting and enjoy the rest of the summer. I will see you next month. Very good the meeting is adjourned. Thank you!

Respectively submitted,



Lisa Wisniewski  
Building Dept Clerk



Kenneth Lilly  
Chairman

