

PLANNING BOARD

Town of Lewiston 1375 Ridge Road Lewiston New York  
Thursday – May 15, 2025

**Agenda- Drabczyk 4419 Creek Road (A), Grenier Saunders Settlement Road SBL 131.07-1-22 (B), Lombardi 4194  
Lower River Road (C)**

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

Abstain: Conrad

Presiding: William Burg, Chairman

Burg: I'd like to welcome everybody to the Town of Lewiston Town Planning, Thursday May 15, 2025.

Roll Call

Burg: We have a quorum we have 3 things on the agenda. First one up is the minutes did everyone look at the minutes from last meeting.

**A motion to approve the minutes of April 17, 2025, was made by Taczak, seconded by Lilly and carried.**

**Burg: All in Favor**

**Members: AYE**

Burg: Alright first up is Stephen Drabczyk sorry I didn't want to butcher it.

Drabczyk: You did fine

Burg: Thanks.

Drabczyk: Better than most.

Burg: Just state your name and address and your project.

Stephen Drabczyk: 4419 Creek Road Lewiston New York 14092.

Burg: And this is a 1 lot split.

Drabczyk: That's all.

Burg: You're going to retain possession of the north lot?

Drabczyk: Correct.

Burg: I know there were a couple questions on SEQRA that had to be modified right. I thought I saw one on number 2 you had corrected.

Lannon: 2 and 3 I think.

**PB- 05- 2025 (A)**

Burg: Number 2 says does the proposed action require permit approval or funding from any government agency it was checked no and you wanted that to be yes.

Taczak: Make a little note.

Masters: I put a little note on there.

Burg: Then we are good with SEQRA.

Masters: Yep. Because you guys are only the referring body and the Town Board is final.

Burg: Ok. Any questions from the Board?

Sandonato: No.

Burg: Ok if there's no questions, I need a motion to give the negative declaration to SERQA.

**Lilly: I'll make a motion to declare it a negative declaration for the SERQA.**

**Burg: I need a second.**

**Sandonato: I'll second.**

**Burg: All in favor.**

**Members: AYE.**

**Burg: Need a recommendation to the Town Board for approval or denial.**

**Lilly: I'll do a minor sub-division.**

**Taczak: Minor.**

**Lilly: I'll make a motion to approval it as Town code for a minor subdivision.**

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

**Burg: All in favor.**

**Members: AYE.**

**Lilly: I'll make approval to approve the 1 lot subdivision to move forward to the Town Board.**

**Burg: Second.**

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

**Burg: All in favor.**

**Members: AYE.**

**PB- 05-2025 (A)**

Drabczyk: So, this means that I can put it up for sale.

Masters: You got one more Town Board approval on May 29.

Burg: We're a recommending Board. So, we are recommending approval the Town Board still...

Drabczyk: And I'll get a letter for that?

Masters: Yep.

Burg: It will be on the next May 29.

Drabczyk: May 29

Masters: It's a Thursday because of Memorial Day.

Burg: Thanks

**PB- 05-2025 (B)**

Burg: Daivd Grenier.

Diana Grenier: I am not David Grenier.

Grenier: My husbands out of town Diana Grenier.

Burg: Ok

Grenier: I am here trying to split a lot into 2 lots.

Burg: Ok. We had some correction on SERQA on this one. Just for the record number 13. Does any portion of the site of the proposed action or land adjoining the proposed action contain wetlands or waterbodies regulated by a federal state or local agency? Checked no but we want that to be a yes.

Masters: Gill Creek is to the rear of the property.

Burg: Ok. And number 16 Is the project site located in the 100-year flood plain? That was checked no we wanted that to be yes as well.

Masters: Which is right around Gill Creek boarder.

Burg: Ok.

Masters: I gave you all map of the boundary of it.

Burg: I saw it.

Masters: But its at the rear the very rear portion of it.

Burg: Ok. Other than the updates on the SEQRA does anyone have any questions?

Lilly: On the SERQA as well number 5 to be checked yes. It is a permittable zoning number 5 looks like it was...

Masters: Oh yeah.

Lilly: There's a 2-part question one says yes but the 5 A I believe should be yes as well.

Masters: It should be yes because it is an allowed use as per zoning. It will be single family houses.

Burg: Any other comments from the Board?

Lilly: I'll make a motion to approve SERQA as a negative declaration.

Taczak: I'll second it.

Burg: All in favor.

Members: AYE

Burg: Motion...

**PB- 05-2025 (B)**

Taczak: I'll make a motion to declare it a minor subdivision.

Lilly: I'll second it.

Burg: All in favor.

Members: AYE

Burg: Recommend to the Town Board.

Lilly: I'll make a recommendation to the Town Board for a 1 lot Subdivision.

Taczak: I'll second it.

Burg: All in favor.

Members: AYE.

Burg: Your all set.

Grenier: Ok thank you!

**PB- 05- 2025 (C)**

Burg: Jason Lombardi if you can state your name and address for the record.

Jason Lombardi 4339 Williams Road. I am building hopefully building a new house 4194 Lower River Road.

Lilly: Anything else. There's gotta be something more the SEQRA says 1.5 million.

Lombardi: Yeah, large house. Some really cool landscaping.

Taczak: No, you're kidding.

Burg: Essentially, we are here because its in the overlay district correct.

Lombardi: Correct.

Burg: Alright.

Masters: It's on the river side.

Burg: We also had some correction on SEQRA number 13 and just for the record does any portion of the site of the proposed action or lands adjoining the proposed action contain wetlands or other waterbodies regulated by federal state or local agency? It was no but we want that checked yes.

Lombardi: Yeah, I apologize I was just fixating on wetlands not the big Niagara River that's right below it.

Burg: Right. And number 16 is the project site located in the 100-year flood plain that was a no that needed to be a yes as well.

Masters: The Niagara River is a flood plain but he's building his way above that. The question is, is it on the site so.

Burg: Right.

Lombardi: There was a residential house on that property that already demolished a little bit closer to River Road out of the foot print of the old house.

Gallo: You didn't check off number 5 at all is the proposed action a permitted use under zoning regulations I imagine that's yes.

Baker: Mines checked.

Members talking

Burg: You should have 2 in your packet.

Gallo: Oh ok.

Burg: Tom, do you want to state for the record the ratifications of the overlay requirements and how they are not necessary on this particular application.

Seaman: That they are not necessary. They are necessary in the overlay district is applicable to this particular project. You need to consider site plan approval as well as the overlay district requirements if Bill what you are talking about is the fact that Mr. Lombardi has already removed the home is that what you are talking about?

PB- 05-2025 (C)

Burg: That's what I am talking about.

Seaman: So, it's not...yeah, I think it's worth discussion I am probably not the one that has the most personal knowledge of the scenario so Mr. Lombardi might want to describe for the Board the history of lot and the fact that the house has been removed from there. So, its not like he's going into an undisturbed area of the overlay district. It's already been disturbed. Its already previously had a home there.

Lombardi: Had a driveway all utilities to it we just capped the utilities.

Seaman: So, the intent of the overlay district is to... maximum retention of the natural features and qualities of the site is really the idea. But its balanced I would say against the fact...

Burg: To restore.

Seaman: It's already been a developed lot. Probably be a lot better more well done once its...

Lombardi: When I redevelop it.

Seaman: Yeah.

Burg: Alright any other questions or comments from the Board?

Lilly: I just want to make sure for the record that there was a single-family home there it's been demolished utilities capped off driveways still in place the new single-family home is going to be closer to the road itself and nothing into the wetlands. You have a landscaping boulder wall going in that's not in the wetlands and that this would be an improvement.

Lombardi: Yes.

Lilly: And keeps with the surrounding neighborhood.

Burg: Alright.

Lilly: **So, I will make a motion to approve this SEQRA.** Unless there's any other questions I don't know.

Burg: **I think we have a motion to declare negative dec on the SEQRA. Can I have a second.**

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

Burg: **All in favor.**

Members: **AYE.**

Burg: **Again, recommendation to the Town the Board to approve.**

Seaman: **I would make the recommendation to the Town Board that the development conforms with the river front overlay district and that you are recommending approval of the site plan.**

Burg: **Ok.**

Seaman: **That's how it should read.**

**Talking**

**Lilly: Make a recommendation to the Town Board that the overlay...**

**Taczak: What he said.**

**Seaman: Conforms with the overlay**

**Lilly: Conforms with the overlay district that Mr. Lombardi.**

**Seaman: And then approval of the site plan.**

**Lilly: Make a recommendation of the site plan. Which would include the boulder landscape wall as well so he won't have to come back for any sort of.**

**Masters: Its all on the site plan.**

**Lilly: Ok. So, he won't have to come back for that.**

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

**Burg: All in favor.**

**Members: AYE**

**Burg: Alright your all set.**

**Lombardi: Thank you!**

**Burg: Good luck. Any other business for the Planning Board.**

**Taczak: I guess I'll make a motion to adjourn the meeting.**

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

**Burg: All in favor**

**Members: AYE**

**Burg: Alright Thanks folks**

**Respectively submitted,**



Lisa Wisnieski  
Building Dept Clerk



William Burg  
Planning Chairman