

ZONING BOARD OF APPEALS  
Town of Lewiston 1375 Ridge Road  
Lewiston, New York 14092  
Thursday – July 10, 2025  
**Agenda- Thomas Price 4598 Porter Center Road (A)**

Present: Fontana, Heuck, Machelor, Miller, Warnick

Abstained: Conti

Presiding: Norman Machelor, Chairman

Pledge of Allegiance

**A motion to approve the minutes of June 12, 2025, was made by Heuck, seconded by Warnick and carried.**

Machelor: If you have not attended a Zoning Board of Appeals meeting before, the task of the Board is to deny or grant requests to vary the Town of Lewiston Code, hence a variance request to allow or disallow a project brought to us because it cannot be built or performed as presented without a hearing to determine whether upon presentation of the details of the request the Board will grant a variance to continue the project or denial to prohibit a project as presented. And with that I will open the public hearing. And it is...Notice Public hearing held for Thomas Price 4977 Creek Road Extension Lewiston 14092 is someone here to speak to this issue? Sir will you go to the microphone and speak into there for...it will help us do the minutes. Tell us what you want to do.

Price: On Porter Center Road I own 4598 it's a 200-foot-wide lot, it's got a house on 100 foot of it and it's got 15 feet to the property line if we divided the property. What I want to do is I want to create another lot there. I want to take 100 feet where the house is and go back 235 feet and create that lot. That leaved me with 100 feet and I can build on that what I want to do. Now most of the lots in that area were originally 100 foot but I think when the Hollingsworth bought it, they bought 2 lots together. If I have it divided into 2 100-foot parcels consistent with the rest of the lots in neighborhood I should be able to put another dwelling up there.

Machelor: And what your maintaining is that since the time this happened the zoning regulation has changed to make it 125-foot lot.

Price: Yes.

Machelor: Yeah. And you're saying that in your opinion that those lots are 100 feet.

Price: Yes.

Machelor: Near you or do you know that?

Price: I know that.

Machelor: Ok

Price: I think there is a GIS that shows it.

Machelor: You don't live at that lot, is that right?

Price: I do.

**ZBA- 07-2025 (A)**

Warnick: Come on up. So, this is your lot that you have right now.

Price: Yes.

Warnick: So, what you're going to do is this is going to be like flag lot almost

Price: Yeah.

Warnick: So, you're asking for the 100 feet off the road

Price: What I want to do is I want to parcel out this lot and keep all this and then I am going to put a barndominium right back in here.

Machelor: That's a separate issue.

Warnick: That's separate issue. We are talking about this lot here.

Machelor: And where is that on here?

Warnick: Here so basically, he's putting lot right here splitting that by 100 you're not going all the way back because of the dwelling.

Price: No.

Machelor: and the issue is these a 100.

Talking.

Warnick: Alright. Thank you.

Machelor: Questions? Gary, you have questions?

Heuck: None

Machelor: Questions, anything. This is an open public hearing is there anyone else in the room who would like to speak to this issue? If you would sir.

Hello my name is Dan Lanasa with my wife Raphalle we live at 4588 Porter Center Road we have no objection.

Machelor: Alright. Thank you. So, I am going to close the public hearing and ask the board if they have any further questions. Call the question then. Who would like to make a motion?

**Heuck: I'd like to make a motion to approve. Number 1 whether there will be an undesirable change ok produced in the character of the neighborhood or detriment to nearby properties no because the near by properties are of 100-foot frontage and therefore it will not be affected. Whether the benefit sought by the applicant can be achieved by feasible alternative to the variance only if its not divided. Let's see, whether the requested variance is substantial no its only 25 feet. Would the variance have an adverse impact on the physical or environmental conditions of the neighborhood no, no adverse impact to the to the physical or environmental conditions at this time. Whether the alleged difficulty was self-created no because the Town changed the codes after he bought the property. Therefore, I move to approve.**

**Machelor:** Can I get a second.

**Warnick:** Second

**Machelor:** Any further questions. Ok I'll call the question all those in favor says AYE.

**Members:** AYE

**Machelor:** Hearing none. Lisa will you poll the board.

**Wisnieski:** Lou Fontana: Yes, Gary Heuck: AYE, Norman Machelor: AYE, David Warnick: AYE, Derek Miller: AYE.

**Machelor:** All in favor you guys are all in favor ok. Its been approved sir go to the Building Department for whatever you need to know to proceed. Motion to adjourn

**Fontana:** I'll make a motion

**Heuck:** Second

**Machelor:** All in favor

**Members:** AYE

Respectfully submitted by



Lisa Wisnieski  
Building Dept Clerk



Norman Machelor  
Chairman

