

ZONING BOARD OF APPEALS  
Town of Lewiston 1375 Ridge Road  
Lewiston, New York 14092  
Thursday – June 13, 2024

**Agenda- 1310 Saunders Settlement Road Colonial Heights Free Methodist church (A), Presidents Park Washington Drive 5/4 Development (B), 495 Meadowbrook Drive Bowler (C), 2124 Langdon Road Burman (D)**

Present: Conti, Heuck, Machelor, Warnick, Sandonato

Presiding: Norman Machelor, Chairman

Pledge of Allegiance

**A motion to approve the minutes of May 9, 2024, was made by Conti, seconded by Heuck and carried.**

**Machelor: Ok motion made in the second to approve the minutes from June...**

**Conti: May 9.**

**Machelor: May 9<sup>th</sup> all in favor.**

**Members: AYE.**

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. With that I would like to open the public hearing on variance request Colonial Heights Free Methodist Church 1310 Saunders Settlement Road SBL 131.08-1-7. Are you here to speak to that? State your name for the record because she is recording this.

Pastor Timothy Deeks pastor at the church.

My name is Alex Hillis and my address is 5105 St. Paul Blvd. Rochester, NY 14617.

Machelor: Ok and you are representing the church or the pastor?

Hillis: Yes, and I would for St. Pauly Textile. We will be providing this shed to the church partnering with the church on clothing collection.

Machelor: Ok. Alright. So, tell us about what you would like to do.

Pastor Deeks: Sure. We would like to try to serve the community. Make an opportunity for people to drop off clothing in the shed. That would be maintain by a volunteer and the sheds provided by St Pauly textiles. We would like to make it so people could pull into the parking lot and drop off clothing into the shed. Provide a service to my ministry.

Machelor: Ok.

Hillis: If you don't mind, I will just add a couple of words as well.

Machelor: Please.

ZBA- 06-2024 (A)

Hillis: Again, I work for St. Pauly Textile we have been in business for 25 years we are based out of the Rochester area that's my home address. We work with over 14 hundred different non-profit organizations primarily churches all across the north eastern US and other places actually now. But some of you may have seen one or more of our clothing sheds before. Its actually a wood frame Amish built shed structure. The episcopal church in the Village of Lewiston hosts one of our sheds as well as Lewiston Assembly of God which is in the Town of Lewiston route 18 and others towns around the Buffalo area for sure but those would be the closest to here. And what we really pride ourselves on is having to be really really clean and community friendly. And part of that is the fact that St. Pauly Textile we empty the shed once a week every week very strict very frequent pick-up schedule that's critical. But what makes this pretty unique from other donation bins that you see, is that the shed is built part of the reason why we actually use a wood frame shed with doors on it is that one of our members of the churches that we partner with, in this case Colonial Heights Free Methodist Church will be reasonable for physically going inside the shed a couple times a week clearing stuff away from the donation shoot making sure that its organized well maintained. That there is always room for people to donate and that nothing is being left outside the shed. And that's really the most critical part about this that makes it work so well. Just wanted to add that in there and I know Pastor Tim mentioned a couple of things as well.

Machelor: And you say once a week.

Hillis: Yes.

Machelor: And your volunteer can go in there basically anytime.

Hillis: Yes.

Conti: Where on the parking lot is the shed. I don't see it.

Hillis: Do you want a copy of the map here? I have color copies if that is hard to read.

Machelor: Is it here?

Hillis: Nope that's... so that's an existing structure. Those are the 2 existing structures. This little mark here I've got the lines going to property line for the setbacks. Right up here that's where the shed will go.

Conti: Right here.

Hillis: Yep.

Machelor: Little corner there.

Hillis: Right there. I am sorry if that was a little unclear. Yep, you got it. Let me get back to the microphone. Here's a color copy if anyone wants it. We choose that for 2 reasons one out of a desire on the part of the church to have this be easy for people to access when they come onto the property. But also set back far enough from the road after consulting Chris McAuliffe not sure if he's a building inspector or zoning.

Conti: Tims the building inspector.

Heuck: Code enforcer.

Hillis: And he said that the shed would need to be set at least as far back as the neighboring houses on the neighboring properties so that's exactly how far set back it is.

**ZBA- 06-2024 (A)**

Conti: Now this middle line though here. That's not the lot line then.

Hillis: No. Again, sorry for the confusion those were line that I drew to the property lines and you can see a number there indicating the setback.

Conti: Gotcha.

Hillis: Distance.

Conti: Ok.

Machelor: Any other questions? Dave?

Warnick: No.

Machelor: Questions?

Members no.

Machelor: Gary any questions?

Heuck: Nope.

Machelor: Ok I will entertain a motion.

Serianni: First just make sure nobody wants to speak on it.

Machelor: The public hearing so is there anyone in the audience that would like to address this issue? Alright then we will close the public hearing. Seeking a motion.

**Conti: I will make a motion. Based on the board discussion this zoning board determines that the benefit of the variance to the applicant outweighs any detriment to health, safety and welfare of the community. The variance request is the minimum necessary and the variance be granted.**

**Machelor: Have a second?**

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

**Machelor: Ok we have a motion made in the seconded any further discussion? Hearing none I will call the question. All those in favor say AYE.**

**Members: AYE.**

**Machelor: Opposed. Lisa, would you poll the Board.**

**Wisnieski: Joseph Conti: AYE, Gary Heuck: AYE, Norman Machelor: AYE, Henry Sandonato: AYE, David Warnick: AYE.**

**Machelor: Thank you its approved.**

**Hillis: Thank you!**

ZBA- 06-2024 (A)

Hillis: I would like to say one brief thing I just want to commend Chris for being so helpful. And is this same Lisa that was communicating by email.

Members: Yes.

Hillis: You both were so tremendously helpful and made it very easy I've worked with a lot of towns I've gone through some of these I've gotten variances before and sometimes it's pretty tricky just navigating paperwork and this and that. But when a town makes it really easy its' just a really nice thing. So, thank you!

Machelor: Your welcome.

Conti: Thank you!

Wisnieski: Take care.

**ZBA-06-2024 (B)**

Machelor: Ok the second thing is a variance request from 5/4 Development Corporation, Presidents Park, Washington Drive SBL 88.13-1-30 and it was tabled in May for a decision. We're not opening it for public hearing we're only willing to accept comments from the developer himself who doesn't appear to be here. So, there is no public hearing. **I will make a motion which I will read and then we can vote on it.**

**Town of Lewiston Zoning Board of Appeals  
Resolution Denying Area Variance  
Washington Drive – SBL # 88.13-1-30**

**WHEREAS, 5/4 Development Corp. (Owner/Applicant) has submitted an application seeking an area variance to the Town of Lewiston Zoning Board of Appeals ("ZBA"), and**

**WHEREAS, a public hearing was held on such application, and all persons wishing to speak at such hearing having been heard, and**

**WHEREAS, this Board having taken into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant, and having further considered those factors set forth in the Town of Lewiston Code and the relevant New York State Codes, not therefore be it**

**RESOLVED that the following findings are hereby adopted:**

- 1. An undesirable change will be produced in the character of the neighborhood and a detriment to nearby properties will be created by the granting of the area variance because (1) the impact on traffic congestion entering the vicinity of Washington Drive, Jefferson Way, Madison Avenue, and Creek Road will exacerbate existing highly-congested circumstances on the road placing residents in the surrounding neighborhood at risk of harm; (2) increased permissible unit density per acre will create additional noise and glare on the surrounding neighborhood as a result of additional persons residing on the premises.**
- 2. The benefit sought by the applicant can be achieved by some other method, feasible for the applicant to pursue, other than an area variance because the Lewiston Town Code, Section 360-125(B)(10) provides the Town Board authority to grant bonus residential per acre density through the process of a Planned Unit Development approval, and the proposed project would require the submission of a Planned Unit Development application.**
- 3. The requested area variance is substantial because the applicant is seeking an additional 2 units per acre on approximately 24 acres of land. The total amount of units added to the proposed project therefore totals 48 units, of which will consist of one- and two- bedroom apartments. The total amount of persons occupying the premises will therefore substantially increase. The requested variance is substantial in the extreme.**
- 4. The proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood because granting the variance will lead to increases in use and waste as a result of additional persons occupying the premises.**
- 5. The alleged difficulty was self-created because the requested relief is self-imposed and based on the desire by the applicant to develop the property into multifamily residential property, by creating a practical difficulty which does not currently exist.**

**ACCORDINGLY, THIS BOARD DENIES THE APPLIED FOR AREA VARIANCE**

Machelor: So, with that I would like to have a vote by the board.

Conti: You need a second.

Machelor: Yeah, I need a second to this.

Heuck: Second.

ZBA- 06-2024 (B)

**Machelor:** Ok we have a thing made in the seconded. Any discussion from the board?

**Members:** No.

**Machelor:** Hearing none I will call the question. All those in favor say AYE.

**Members:** AYE.

**Machelor:** Opposed? Hearing none Lisa poll the board.

**Wisnieski:** Joseph Conti: AYE, Gary Heuck: AYE, Norman Machelor: AYE, Henry Sandonato: AYE, David Warnick: AYE.

**Machelor:** Ok so the motion is denied.

ZBA- 06-2024 (C)

Machelor: Ok I'd like to open the public hearing of variance request Paula Phillips/ Thomas Bowler 495 Meadowbrook Drive SBL 115-07-1-15. Is anyone here to speak on this.

Paula Phillips Yes.

Machelor: Let me get my papers in order. What do you want to do?

Conti: Please state your name and address.

Machelor: State your name and address.

My name is Paula Phillips our address is 495 Meadowbrook Drive, Lewiston NY.

My name is Tom Bowler. Same address.

Machelor: Same address ok. Ok. What do you want to do?

Phillips: We are asking for permission for the shed that's in our yard to remain in the spot that it is.

Machelor: To remain where it is.

Phillips: Correct.

Machelor: Is it currently in compliance with the board?

Conti: Code.

Machelor: With the code?

Phillips: According to Chris when he came out it is in compliance that it is 8 feet from the fence 8 feet from the house to my knowledge or this information that Chris gave us. It has to be 100 feet back from the street. Which is unfortunately impossible because our property slops down at 80 feet, and then slops down again to a flood plain there's a creek back there. So that's why...

Machelor: How close is it to the property line now?

Phillips: 81 feet.

Bowler: The setback from the street 77 feet so.

Machelor: It's the property line not the street. Ma'am you said that you were 8 feet on both sides of it?

Phillips: Yes sir.

Machelor: But we have a we have a drawing here I assume that you did it. It shows 8 feet from the side yard and 6 feet from the house.

Phillips: Then I am incorrect.

ZBA- 06-2024 (C)

Conti: But then the survey we have shows it being 11.5 and 9.91 from the side. This here.

Phillips: That's the shed that's behind our car port.

Conti: So that's sheds already been approved and that sheds already there.

Bowler: Yes.

Conti: So where is this other shed then.

Talking.

Conti: So, this is the existing shed right now.

Bowler: Yes, this is the one in question.

Phillips: Its on our carport.

Bowler: This existing one is here.

Conti: The existing one is there.

Phillips: Yes.

Bowler: This one was on the house previously. We added this one and there's the setback from the street if that's what's in question.

Machelor: Is any of this on here?

Bowler: No. This shed shows up underneath this writing. That's the placement of it.

Machelor: The new shed.

Bowler: Yes.

Conti: So, this shed here is existing. So, they want another shed behind it. So how far from this shed to this shed is it?

Bowler: At least 6 feet.

Conti: We need exact. So, the distance between the shed and the lot line is 8 and ½ feet and the 77.36 feet back.

Talking.

Machelor: So, it's 6 feet from your house 8 feet from the side yard.

Conti: Go back to the mic it has to be on the recording.

Phillips: Sure.



ZBA- 06-2024 (C)

Machelor: So, the issue about rather it's 100 feet back from the property line when we originally got this, we thought that the shed you were talking about was the shed that's on the drawings. So now we have to review how far the new shed is from the property line.

Conti: The new shed is 8 ½ feet from the property line.

Serianni: Depth wise.

Conti: From the front.

Serianni: Front the front it sounds to me like that issue is or has been resolved by the building department. Because the only variance that I see is just the side yard setback.

Conti: From 11.2 to 8.

Serianni: Correct.

Conti: 8 ½.

Machelor: Yeah.

Conti: What size shed is it?

Heuck: 8 by 12.

Conti: Now is the shed already built?

Phillips: Yes, unfortunately it is.

Conti: So, you built it before you got the permit.

Phillips: We actually didn't know that we needed a permit. We did it ourselves. So...

Bowler: We have pictures.

Conti: Sure, we will see pictures.

Talking.

Machelor: So, this is a public hearing anyone else want to speak to this issue? Questions from the homeowner? I will close the public hearing and ask the board if they have any additional questions.

Conti: Do we know what the code is between a shed and a house? Did they mention to you... you are ok from the shed to the house.

Phillips: Yes.

Conti: And your 6 feet there.

Phillips: Yes.

ZBA- 06- 2024 (C)

Talking.

Conti: What's the code?

Phillips: The only information that we had came from Chris and he said your ok from the fence and your ok from the house.

Conti: Ok from the fence the rear fence?

Phillips: No there's a side fence.

Serianni: I think we have those issues mixed up. Because the application is for the side yard the frontage, I am sorry the front yard setback requirements of 100 feet is not being requested here.

Phillips: That's what we were told was the issue. Is the fact that the shed could not be placed the front of the shed could not be placed at 100 feet. The other issue that we had with Chris was our neighbor complaining about a fence that we put up.

Serianni: So, do you have the exact dimensions of how far back this shed is located from the front yard?

Phillips: Yes, that's the 77.

Conti: 77.36 feet.

Heuck: Yeah.

Members talking.

Serianni: And then you're also located 8.5 feet from the fence line.

Phillips: Correct.

Members talking.

Serianni: Ok I just looked at the code. This will clarify things so there is a requirement in the code that the shed be located more than 100 feet from the roadway. Essentially what this states is that if the shed is located less than 100 feet from the street then the provisions applying to side yard set backs apply. It means the only variance you're talking about that needs to be discussed is the side yard setback and that's only because the shed is located within 100 feet from the side of the road.

Members: I see.

Serianni: So, there is only one variance and its just side yard setback.

Conti: So, it's going 11.2 to 8.5 so a little under 2 feet.

Warnick: Yeah.

Machelor: Were not going to address that.

Conti: We never asked.

ZBA- 06-2024 (C)

Machelor: They asked.

Conti: Well, they just mentioned it. If you were 100 foot or more back from your front you could be 5 feet from the lot line.

Phillips: Yes.

Conti: Correct I am pretty sure that's what the number is. I think that's where that whole thing came into play so if you had built it 110 feet back then you would only have to be 5 feet from the lot line but because you are within that first 100 feet you fall into the same setbacks as a house.

Phillips: Oh, ok I see.

Conti: So that's where that falls into play.

Phillips: The only reason why we built the shed is because it doesn't have garage and no basement. Really, we moved from Nashville which is the confusion about permits which I sincerely apologize for and ended up with way... we came from over 3000 square feet to 1600 and thought we could handle it but we couldn't so that's why we built it. And winter was coming around so yeah.

Conit: This your first winter coming up?

Phillips: No, no it's our second one.

Conti: This last one wasn't really much.

Everyone talking

Machelor: Well, thank you!

Phillips: Thank you, sirs I appreciate it.

Machelor: So, I am going to close the public hearing and ask the board if they have any questions in addition.

Sandonato: What kind of fence is going along the lines there?

Machelor: What type of fence is this on your property line?

Phillips: Just a regular wood stockade.

Machelor: A wood stockade fence. It's just a question.

Members talking.

Machelor: Motion?

Warnick: I put forth the motion... are you guys ready for a motion?

Machelor: Yep.

Warnick: Ok.

**ZBA- 06-2024 (C)**

Conti: your documents said 8 feet but you're showing us a thing that says its 8.5 feet correct.

Bowler: Its 8 feet from the fence or 8 feet from the property line?

Conti: 8.5 I guess.

Phillips: From the fence the fence was built within.

Members: Inside the property line.

Conti: So, from the fence to the side of the shed is 8.5 feet?

Phillips: Yes.

Conti: Ok because your document said 8.

Heuck: Yeah.

Conti: That's why I am asking to get clarification.

Warnick: Because the fence is probably 6 inches off the property line.

Phillips: And the 8.5 came from Chris so then that's what it is.

Conti: So, the 8.5 came from Chris. That's what she's saying.

Warnick: Ok.

Members talking.

Machelor: Ok Dave make a motion.

**Warnick: I would like to make a motion that we approve the variance from 11.2 to it would be 8.5 side setback for the shed that is already preexisting.**

**Machelor: Alright we have a motion.**

**Heuck: Second.**

**Machelor: Ok motions been made in the seconded any further discussion from the board? Hearing none I'll ask the board to vote. All those in favor say AYE.**

**Members: AYE.**

**Machelor: Opposed? Lisa poll the board.**

**Wisnieski: Joseph Conti: AYE, Gary Heuck: AYE, Norman Machelor: AYE, Henry Sandonato: AYE, David Warnick: AYE.**

**Machelor: Ok its approved. Your approved.**

ZBA- 06-2024 (C)

Phillips: Thank you!

Conti: So, you will just deal now with Chris and stuff and you'll get whatever.

Phillips: Yeah.

Conti: To make sure that everything else is in code and stuff.

Phillips: Ok thank you! I also wanted to also say that Chirs has been very helpful.

Conti: Good thank you!

Members talking.

ZBA- 06- 2024 (D)

Machelor: Ok final one variance request David Burman 2124 Langdon Road SBL 75.00-2-46. Yes sir.

Burman: Yes.

Machelor: State your name for us.

Burman: Dave Burman.

Conti: Your address.

Burman: 2124.

Conti: Is that your living address? Your address where you live.

Burman: I live in Woodland Drive.

Conti: That's the address you have to put on.

Burman: 5137 Woodland Drive.

Machelor: Ok because Lisa has to hear that and put it into the minutes so it's important.

Burman: Lisa knows.

Conti: This is all part of the recording.

Machelor: But we don't. So, tell me what you want to do.

Burman: I have a pole barn on the property and I want to extend it, where I have somewhere to park my motor home. I don't want to leave it out.

Machelor: Ok.

Conti: This lot on Langdon Road its an empty lot?

Burman: No, it's got a pole barn and a shed on it.

Conti: But there's no home.

Burman: No not yet.

Conti: So, its non-conforming lot.

Burman: Right.

Conti: So that shed was put on prior to the codes being put in for that house to be put on it.

Burman: Yeah.

Conti: Right.

**ZBA- 06-2024 (D)**

Burman: If you didn't already have anything on it but what's on it has been there forever.

Conti: Right so that's kind of grandfathered in but it's a non-conforming lot.

Machelor: It was there when you bought it in other words.

Burman: Yeah, the pole barn was there and 2 sheds I tore one shed down because it was rotten. And I need more room for storage and plus my motor home.

Serianni: How much did you purchase the property for?

Burman: Pardon me.

Serianni: How much did you purchase the property for?

Burman: \$70,000.

Serianni: And what year did you purchase it?

Burman: 2 years ago.

Serianni: How much do you plan on spending to purchase and construct this expansion to your property?

Burman: I have hearing problems.

Serianni: How much is it going to cost you to build this expansion?

Burman: I don't know I wanted to get the permit first before I get a contractor and architect to do.

Serianni: It makes a difference.

Burman: I would say its going to be about 60,000.

Conti: Part of the reason why you have to have a house on a piece of property the codes state now that your's was always setup that way prior to that code going into place, but to change its a major change. It would be easier if you put a small little house on it and then you could build.

Burman: Yeah, I know.

Conti: Your shed that way. I mean that's probably the easiest thing to do. Because changing a non-conforming lot to add on to is... I mean we got people here all the time that want to do that. To put a barn on an empty piece of property to store stuff. That's a detriment to the neighborhood because you may take good great care of this lot and make it look beautiful but then eventually, you're going to sell it. Like everything we have sells eventually and the next person might make it a big huge mess.

Machelor: Or try to live in it.

Conti: Or try to live in it and it be a non-conforming.

Burman: Like the guy was doing next door.

**ZBA-06-2024 (D)**

Conti: Exactly.

Machelor: The houses have to be built and approved and people living in them so people try to say oh I will live in the barn I can fix it up. They do it. The problem is we can't approve a non-conforming use on a non-conforming use.

Conti: Well yeah. We're not... what you have that now we are not touching that.

Burman: Yeah, I know.

Conti: It's just to add the additional. And that's where the problem occurs.

Burman: What I wanted to do it to put 3 walls that go back...

Conti: It's still changing.

Burman: Just to make the building longer.

Conti: In 360-155 under A general provisions a non-conforming use may not be changed to another non-conforming use. A use once changed from a non-conforming use to a conforming use may not therefore be changed back to a non-conforming use. In other words, you can't make any changes. It was done we're not going to force you to tear it down it was done before the code was in. But you can't make any changes on from this point. You can tear it down get rid of it but... you can put a house on it and do what you want within code. But yeah...

Burman: So, there's nothing we can do with the property then?

Conti: You have probably seen this whole zoning code thing he probably showed you. Under D Structural Alterations No structural alterations shall be made in a building or other structure substantially occupied by a nonconforming use, except when made in order to comply with requirements of law; or in order to accommodate a conforming use a conforming use would have to have a house on it on the property.

Burman: Alrighty. Well my neighbor gave me this to drop off to you even though it doesn't matter.

Machelor: Well for the record the neighbor said that he had no problem with it being done.

Burman: Both neighbors Jeff next and Richard.

Machelor: Ok I will be certain to put it in the records but we can't change the outcome.

Burman: Alright.

Conti: Hold on wait until we vote on it.

Machelor: So I am looking for a motion.

Conti: Anyone else here want to speak on it?

Warnick: Nope

Machelor: Gary?



ZBA- 06-2024 (D)

Heuck: What? Do I want to do what?

Conti: Make a motion?

Heuck: No.

**Conti: I will make a motion based on the boards discussion and the following considerations whether and undesirable change would be produced in the character of the neighborhood detriment to near by properties yes because there is no house built on it. The benefits sought by the applicant can be achieved by a feasible alternation to the variance build a house on it then you can build your storage barns. If its substantial yes because again there is no house on it according to article 360-155. Would the variance have an impact an adverse impact on the physical environmental conditions of the neighborhood yes because it's an empty lot with just a barn on it. And whether it was self-created yes because that's what you want. The benefit of the applicant does not outweigh the detriment to the neighborhood or community and therefore the variance request is denied.**

**Machelor: Do we have second?**

**Heuck: Second**

**Machelor: Ok we have a second.**

**Burman: I have one more question for you.**

**Conti: Sure**

**Burman: The survey shows 2 sheds and a barn. Can I replace the shed that was rotten?**

**Conti: I would say no but you would have to talk to Tim Masters our building inspector.**

**Burman: I did.**

**Serianni: Tim Masters will tell you specifically. For non-conforming uses, there is a carve out that permits you to make minor adjustments to a non-conforming lot. Minor adjustments are defined as adjustments that do not exceed 35% of the fair market value of the property. So doing some rough math assuming you are not spending more than somewhere in round of 25 thousand dollars or so placing a new shed that should not disqualify your non-conforming lot and making it... not disqualifying your non-conforming lot and therefore make it in violation of the code. So basically, you are grandfathered protection stay in place as long as you do not make major alterations to the property.**

**Conti: So, no check with Tim.**

**Serianni: Yes, certainly check with Tim. But that's key here on this there is a provision.**

**Conti: We have to vote on this right.**

**Machelor: We have a motion on the floor**

**Conti: And seconded.**

**Machelor: And seconded so I would like to call the question. All those in favor say AYE.**

ZBA- 06-2024 (D)

**Members: AYE.**

**Machelor: Opposed? Lisa poll the board please.**

**Wisnieski: Joseph Conti AYE, Gary Heuck AYE, Norman Machelor AYE, Henry Sandonato AYE, David Warnick Aye.**

**Machelor: Ok denied.**

**Burman: Ok thank you!**

Machelor: Miscellaneous.

**Heuck: Motion to adjourn.**

**Serianni: Check to make sure we don't have anyone from the public that wants to say anything.**

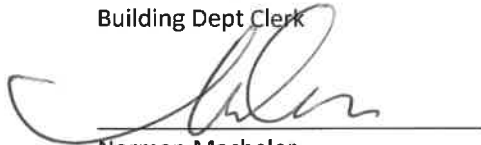
**Massaro: I am good. Thank you!**

**Conti: Second.**

Respectfully submitted by



Lisa Wisnieski  
Building Dept Clerk



Norman Machelor  
Chairman