

**PLANNING BOARD**

**Town of Lewiston 1375 Ridge Road Lewiston New York**

**Thursday – July 20, 2023**

**Agenda- Dillard (A)**

**Present: Burg, Baker, Conrad, Lilly, Taczak, Waechter**

**Absent: Lattanzio**

**Presiding: William Burg, Chairman**

**Burg: I'd like to welcome everybody to the Town of Lewiston Town Planning Board meeting for Thursday, June 20.**

**Roll Call**

**Burg: We have a forum. Has everybody looked at the minutes from last month?**

**Members: Yes**

**Burg: do we have a motion?**

**A motion to approve the minutes of June 15, 2023, was made by Taczak, seconded by Baker and carried.**

**Burg: All in favor**

**Members: AYE**

**Burg: We have one item on the agenda. Subdivision on Ridge Road name of Dillard. That would be you.**

**Peter Fontanarosa: Hello**

**Burg: Step on up and state your name for the record please.**

**Peter Fontanarosa**

**Burg: To the mic please**

**Fontanarosa: Peter Fontanarosa.**

**Burg: Ok we had some concerns last meeting and we have addressed those concerns.**

**PB-07-2023 (A)**

Fontanarosa: I believe so I have the lot layout.

Burg: Are there any questions from the board?

Lilly: So, the lot that you are subdividing 105 feet by 250 feet?

Fontanarosa: Yes

Lilly: And it's going to have the existing shed on it. Right there is an existing shed there

Fontanarosa: I believe so it's her parents shed.

Lilly: Ok so that's there. So, the lot where the existing house will remain obviously and the lot is the larger piece of these two properties then.

Fontanarosa: Yes

Lilly: Ok. Is there anything else you want to add from last months presentation.

Conrad: Do we know what the rear dimension is?

Lilly: Would that be 105 feet at the rear also?

Fontanarosa: No

Members talking

Burg: No it's 102

Taczak: Where do you see that?

Members talking

Conrad: It's a subdivided lot it should have the dimensions

Baker: 102.7

Conrad: Was that a copy sir

Lilly: I don't have any questions

**PB-07-2023 (A)**

**Lilly: I will make a motion to address this as a minor subdivision since it's just a 1 lot subdivision**

**Conrad: Second**

**Burg: All in favor**

**Members: AYE**

**Burg: Do we need to designate SEQRA?**

**Serianni: Yes, you do**

**Serianni: It's none classified**

**Lilly: No SEQRA needed**

**Burg: We need to declare it as a minor**

**Serianni: We did you need to make a motion to make a negative declaration basis on the proposed action would have no substantial environmental impact.**

**Conrad: We have a motion to recommend a negative declaration declaring for the subdivisions as a minor and environmental impact**

**Baker: Second**

**Burg: All in favor**

**Members: AYE**

**Burg: Recommendation to the Board**

**Taczak: I will make a motion to recommend approve to the board**

**Waechter: Second**

**Burg: All in favor**

**Members: AYE**

**PB-07-2023 (A)**

**Burg:** Can we just amend the motion and make sure we have the 102.7 feet identified in the record. Ok you are all set.

**Fontanarosa:** Thank you!

**Maters:** When the house gets built, we will get an as built actually survey of it.

**Burg:** Ok. Anything else?

**Masters:** So just so everybody knows when this most likely will come in next month once they get their details worked out. Familiarize yourself with this the understanding it will have a 50-foot rear yard setback instead of 19.7. Pretty much everything else is going to stay the same.

**Baker:** They don't have to generate a complete new set of drawings they will just have to revise the drawings that are affected.

**Masters:** Correct

**Conrad:** The site plan utilities right

**Masters:** the only dimensions that are really going to change is that rear dimension behind the building.

**Waechter:** And then umm is there any information back from Department of transportation?

**Masters:** No, I asked for that on Monday and she's still waiting for that

**Waechter:** OK any thought on time line?

**Masters:** Well, if she doesn't get it, it's going to put a snag in presenting ...

**Members talking**

**Masters:** Hopefully she would have it before she came in because Bob won't feel comfortable moving it forward without that so.

**Waechter:** Ok

**Maters:** They have little bit of an issue with water. There is a water valve exactly where they a town water valve where they want to put the driveway but their stating that's where DOT is mandating them to put the driveway so I am not quite sure how that is going work

**PB-07-2023 (A)**

Conrad: DOT wins

Master: With the water Department

Waechter: OK

Conrad: DOT trumps town

Maters: Ok so let's just say DOT wins then does the Town says Dot wins but now you got to move the water line out of the driveway.

Conrad: Probably that would be on the developer.

Masters: Correct so we will see how that shakes out.

Conrad: I can see that happening.

**Taczak: I will make a motion that we**

Burg: I have one item that we have to address now. In the transition between Sandra and Lisa the board did not approve minutes from July of last year so your going to get a fresh copy of those minutes from the July meeting and you could talk a look at those and try and refresh your memory so we can approve those minutes for the record. We will do that next month.

Masters: It was recorded but not transcribed

Waechter: Ok

Lilly: Going back a year then

Conrad: I just have one unrelated question is there a reason why we are not getting packets.

Burg: Just because of vacations they didn't get them out

Baker: They said this wouldn't fit in mailboxes

Masters: So, everybody got an email saying come pick it up at the Town hall because it was too big to fit in your mailbox.

Conrad: Because for me I am in Amherst all day long where ever else I am so

PB-07-2023

Masters: I would suggest it you can't pick it up call and maybe Ed can bring it home with him one day because he passes your house

Conrad: I gotta make a special mailbox.

Baker: They never use to put it in the mailbox at my house

Masters: We put it in the door.

Talking

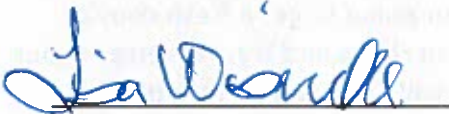
Taczak: I will make a motion that we adjourn

Lilly: Before the rain. Second

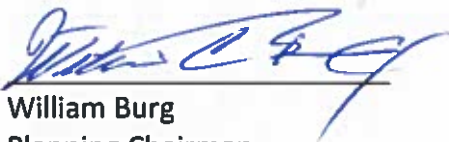
Burg: All in favor

Members: AYE

Respectively submitted,



Lisa Wisnieski  
Building Dept Clerk



William Burg  
Planning Chairman