

PLANNING BOARD

Town of Lewiston 1375 Ridge Road Lewiston New York

Thursday – November 20, 2025

Agenda- Matthew Vanderhider 1665 Swann Road (A)

Present: Conrad, Gallo, Lilly, Sandonato

Abstain: Baker, Burg, Taczak

Presiding: Kenneth Lilly, Chairman

Lilly: I'd like to welcome everybody to the Town of Lewiston Town Planning, Thursday November 20, 2025 starting right here at 6:30pm.

Roll Call

Lilly: So, we do have a quorum Bill Burg the Chairman could not be here this evening he's asked me to fill-in in his absence. So, the first thing I guess we'd like to take care of is the minutes, fellow board members have you had an opportunity to review the minutes and any questions or comments? For Thursday October 23, 2025.

A motion to approve the minutes of October 23, 2025, was made by Conrad, seconded by Sandonato and carried.

Lilly: All in favor

Members: AYE

Lilly: Ok so that's taken care of the minutes from last month. On the agenda this evening is just one item. A 4-lot split Matthew Vanderhider you want to come up to the microphone, introduce yourself for the record and tell us what you're proposing what your project is. Thank you!

Matthew Vanderhider just proposing to sub divide 4 lots in order to sell.

Lilly: For the purpose of what perhaps?

Vanderhider: For building homes.

Lilly: This is your property here and this Lisa Posa is that your wife?

Vanderhider: Yes.

Lilly: Ok so the both of you own this, looks like 15 acres that...at the corner of Swann and Porter Center.

Vanderhider: Yeah.

Lilly: And you're proposing to split 4 lots which would be on Porter Center Road.

Vanderhider: Yes sir.

Lilly: Ok. For the purpose of selling or building or both?

PB- 11-2025 (A)

Vanderhider: Selling or either.

Lilly: Ok. Anything else you'd like us...

Vanderhider: Nope.

Lilly: No, no that's it. We'd go around the horn here.

Lucas James: I'm helping out my buddy here. I am a developer.

Lilly: And you name please for the record.

Lucas James.

Lilly: I am sorry Lucas what.

Lucas James.

Lilly: Lucas James.

James: Yeah.

Lilly: Go ahead you'd like to add something.

James: Yeah, I have been in communication with Tim Masters here for a couple months. Going through the procedures making sure the lots were in compliance and they are fully we has a surveyor out there and so we are just looking to split up these lot and slowly put them up for sale one or two at a time no rush.

Lilly: Ok. Town attorney you have any comments regarding the applicant's proposal.

Seaman: I will note that's this is by definition a minor subdivision rather than a major subdivision. It's a minor subdivision it would be handled the same way as it was a single lot split off of a lot. I will note that the SEQRA application was filled out and recommended as a negative deceleration by Mr. Masters. The applicants not proposing any it's not new roads or anything like that there's no new utilities looking to be installed or anything along those lines so its just pretty basic split of 4 lots minor subdivision.

Lilly: It meets the criteria for the Town of Lewiston.

Seaman: It meets the criteria on every account I don't know what more to say about it frankly. It's pretty straight forward.

Lilly: Ok.

James: Tim reviewed it a couple times and we modified a couple things at his request so he assured me it was all in compliance.

Lilly: OK. Tim is not here this evening or is the Town Engineer but we had no emails or communication from either one of the so I would assume that they are satisfactory with what you are proposing. Any Board members any comments or anything you'd like...

Sandonato: I was just curious why one is a little bit shorter than the other ones. Just for curiosity.

PB- 11-2025 (A)

James: Yeah so it's well within the size requirements with the Town, the reason is we may in the future its not for sure but we may at some point in the future split off additional lots, if we were to do so that would line up more in a more in a meticulous way with other potential future lots but that is definitely not decided on right now.

Lilly: So that future lot perhaps being on frontage on Swann coming back to meet the 125.

Sandonato: Well, that's good that you planned ahead that way you never know.

Talking

Sandonato: Do I have to declare it or did you already declare it a minor subdivision?

Conrad: We have to make a motion.

Lilly: Any questions on the SERQA anyone, Rob you are here representing the Town Board any comments yourself?

Morreale: No not a problem with it that I see.

Lilly: Ok.

Conrad: I'd make a motion that we recommend it...

Lilly: Oh sorry.

Gallo: My concern is, this is on septic correct.

James: It is.

Gallo: So, placement of those would be where? I am just curious.

James: So, it is really up to the...whoever decides to make application for the building permit it can be in front yard it can be in back yard there's always codes that apply to that I am very familiar with them but we are over the size needed to make minimum range for septic system approval.

Lilly: Ok so it meets the criteria for 4 lots to be considered a minor subdivision. It meets the size of the lots meet the criteria as well.

James: Yes.

Lilly: Ok.

Seaman: Chairman before you guys take motion I would recommend to see if there is anyone else that's wants to speak on the topic because you have a public hearing.

Lilly: Sure. It looks like we have a couple guests in the back of the room would you like to speak or any comments?

Audience: No

Lady: Just interesting.

PB- 11-2025 (A)

Lilly: OK. Very good I am glad you find it interesting. Ok I think we have...there should be 3 motions here. To start with we have a SEQRA motion that anyone would like to.

Sandonato: I'd like to make a motion to declare this a negative declaration.

Lilly: Ok.

Sandonato: Do you want me to continue doing all 3 at once or do them separately?

Conrad: Separately.

Lilly: One at a time please. So, we have motion to approve the SEQRA as a negative declaration.

Conrad: We are recommending to the Board the Town Board that they declare it.

Lilly: Ok.

Conrad: Is that correct or am I incorrect?

Seaman: I am trying to remember I think you guys might have the authority on, I don't have the code in front of me and I can't recall it, but I believe you may have the full authority on a single lot on a minor subdivision for approval. Do you recall Lisa, do those go to the Town Board? Well make your motion to either declare it a negative declaration and or recommend to the Town Board.

Conrad: Yeah.

Seaman: As the Board may require.

Lilly: Ok Henry you want a...

Sandonato: I'll make a recommendation to the Town Board for a negative declaration on the SERQA as well as if the Planning Board has the authority to do so then a negative declaration from us.

Lilly: We have a motion by Henry.

Conrad: Second.

Lilly: A second by Bill Conrad. All in favor

Members: AYE.

Lilly: Ok so that's the SERQA the next item would be to declare it a minor subdivision a 4-lot split.

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

Lilly: Ok thank you Bill Conrad. Second?

Sandonato: I'll second it.

Lilly: Second by Henry. All in favor.

PB- 11-2025 (A)

Members: AYE

Lilly: One last item is to approve the application to move forward to the Town Board.

Gallo: I'll make that motion.

Lilly: Ok Mark thank you!

Conrad: Second.

Lilly: Second by Bill Conrad. All in favor.

Members: AYE.

Lilly: That's all. That's it, gentleman. Thank you very much.

Conrad: Good luck

James: Thank you for your time.

Lilly: Ok. Fellow Board members anything else under miscellaneous would you like to bring up or discuss?

Conrad: Get your training hours in.

Lilly: Training hours to be submitted to Lisa, and also, I think we got email in regarding to getting September's information that we had in September's packet for the Pumpkin farm.

Wisnieski: So, Tim said that the gentleman has until December 3rd to resubmit the new plans. That's what Tim told me last week, so he has until December 3rd.

Lilly: Ok so we will stay tuned then for that. Ok. Alright. Perhaps on the December's agenda.

Sandonato: Yeah, I saw that email

Lilly: We may need September's information from the packet.

Sandonato: I think I kept it.

Lilly: Ok. Alright anything else? Motion to adjourn the meeting

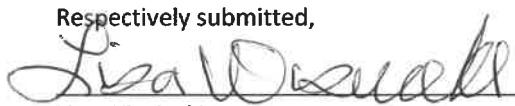
Conrad: Motion to adjourn.

Lilly: Mr. Conrad makes a motion.

Gallo: Second.

Lilly: Thank you Mark everyone have a good evening. Happy Thanksgiving.

Respectively submitted,


Lisa Wisnieski

Building Dept Clerk


Kenneth Lilly

Planning Chairman