

PLANNING BOARD

Town of Lewiston 1375 Ridge Road Lewiston New York  
Thursday – December 18, 2025

**Agenda-** Curry/ Maggard/ Strauss Williams Road SBL 75.00-1-26.21 part of 75.00-1-26.11 (A)

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

Presiding: William Burg, Chairman

Burg: I'd like to welcome everybody to the Town of Lewiston Town Planning, Thursday, December 18, 2025.

Roll Call

**A motion to approve the minutes of November 20, 2025, was made by William Conrad, seconded by Kenneth Lilly and carried.**

Burg: One item on the agenda it's a 4-lot split Curry/ Maggard/ Strauss. Step in front of the micro phone and tell us what you got going on.

Good evening I am Travis Maggard this is my father-in-law Mr. Curry. We are proposing a 4-lot split on Williams Road. The purpose of the 4-lot split is for residential build. One of the lots, lot number 3 on the map there it will starting to be built in, residential build in early Spring next year. Then lot number 3 will be shortly after they are going to be starting another residential build. Lot 1 is possible that there could be a residential build and lot 4 we don't have any intention to build on we are going to use that solely as a wooded area.

Burg: So, you are going to start with lot 3 then lot 2 then lot 1.

Maggard: Correct.

Burg: Ok. Questions? I have one question you saw the revision on the acreage line number 3? Just for the record the total acreage of the site proposed action is 1.6 acres times 2 you have 1.14 total acreage to be physically disturbed was 1.021 is that your note do I got that right Tim?

Masters: So, its 2 lots at 1.647.

Burg: Oh, I see.

Masters: 1 lot at 1.021 and one lot at 13.824. You had put down 14 on the original.

Maggard: Oh ok on the...This sheet.

Burg: And you corrected SEQRA number 2-line number 2 Tim. Does the proposed action require a permit approval or funding from any other government agency? It was no you marked it yes.

Masters: A lot of people get that question wrong because you guys are the referring body so the Town of Lewiston Town Board is the approving body so that's why I put in yellow that I am the one that highlighted that and changed it and I put the Town of Lewiston Town Board also has to give their blessing on that action.

Burg: Ok. I don't think there is anything else on SEQRA. Anything from the Board?

Lilly: Lot 3 you said you were going to start with that first. Was that a home on speculation or are you going to build it for your own use or...

**PB- 12-2025 (A)**

Maggard: For myself me and my wife.

Lilly: Ok. So, you have the 3 lots there lot 3 is 155 feet of road frontage and the other 2 are 250 feet is there a reason for that or for the other lots to be larger.

Maggard: In order to keep lot number 4 with acreage we have to have 1.5 road frontage. Just to meet Town of Lewiston code if we ever decided to build on it so we had to minimize lot number 3 which is kind of what my family just happened.

Lilly: Ok. I understand the 125 but making maybe the lot 155 a little larger and take away from the 250 foot so those 3 are equal in size.

Maggard: It was just a family preference that's what we decided there's no...there's nothing more to it than that.

Lilly: Ok. It meets the code so that's fine but I just wondered if that's you know....

Conrad: Are you building the lots out yourself? The homes or are you selling them off.

Maggard: No, our family is going to be living there it's all immediate family, my father-in-law part ownership and then my sister-in-law brother-in-law are the other part ownership so every residence that's going to be built on those sites are all going to be immediate family.

Conrad: Oh wow. You all get along?

Maggard: Absolutely.

Lilly: For now.

Burg: Alright any other comments from the Board? No. Alright we need to make a motion to for a negative dec on the SEQRA.

**Taczak: I'll make the motion for a negative dec on the SEQRA.**

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

**Burg: All in favor**

**Members: AYE.**

**Burg: Nobody's opposed.**

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

**Conrad: Second.**

**Burg: Second by Bill. All in favor.**

**Members: AYE.**

**Burg: Bill Conrad. Nobody opposed.**

**PB- 12- 2025 (A)**

**Conrad: You can't just say Bill on this Board.**

**Burg: Alright I need a recommendation to recommend it for approval or denial up to the Town Board.**

**Conrad: Make recommendation to approve it to the Town... or to make a recommendation to the Town Board to Approve the site plan as submitted.**

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

**Burg: All in favor**

**Members: AYE.**

**Burg: Alright. Thank you! Good luck.**

Talking

Burg: When does that go to Town. Just a second. When does that go to Town Board?

Masters: It will be on for the January 5<sup>th</sup> meeting.

Maggard: Ok thank you!

Burg: Ok. Alright anything else? Folks

Lilly: Before we do the closing, I'd like to make a congratulations to Bill Burg our Planning Board member this is his last meeting and thank you for you service on the Planning Board.

Burg: Thank you!

Lilly: And while we are at it, we might as well thank Tom for his service and input his knowledge and guiding as a Planning Board. Thank you and congratulations on whatever and maybe we will see you again soon.

Seaman: Sure, and if you guys need me seriously give me a call.

Talking

Conrad: Will you answer.

Seaman: I answer. That's a joke I usually give I truthfully if any of you guys have a question or something I will talk to people on the phone free regularly so I just offer that. So, if something pops up and you guys are wondering you want another opinion give me a call.

Lilly: Thank you very much Tom.

Burg: I am proud of the work we have done on this Board. So, Thank you!

Lilly: I'll make a motion to adjourn the meeting.

Taczak: I'll second it.

**PB- 12-2025 (A)**

Burg: All in favor

Members: AYE

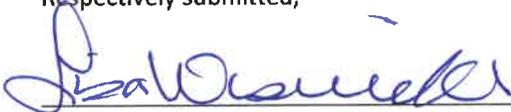
Lilly: Merry Christmas everyone.

Burg: Did you have something?

Student: No I am here for school.

Talking

Respectively submitted,



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Lisa Wisnieski  
Building Dept Clerk



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William Burg  
Planning Chairman