

ZBA OK's plaza variances

BY JOSHUA MALONI

GM/Managing Editor

At a short meeting Tuesday, the Village of Lewiston Zoning Board of Appeals granted four variances to Ellicott Development on behalf of the Buffalo company's Center Street plaza.

The five board members heard a brief presentation on the applicant's need for variances, and then offered few remarks before passing each of these four code amendments:

- To Section 10R(5)(d)(v) apartment density – no more than eight apartments per acre. The applicant requested an area variance to allow 23 apartments on 2.25 acres.
- To Section 10R(5)(d)(vii)(a) apartment area – units cannot exceed 1,000 square feet in size. The applicant requested an area variance to allow apartments between



627 and 1,266 square feet.

- To Section 10R(5)(d)(vii)(b) – apartments shall be limited to the second story. The applicant requested an area variance to allow up to 11 apartments on the first floor.
- To Section 10R(5)(d)(vii)(b)

– apartments shall be limited to one-bedroom units. The applicant requested an area variance to allow two-bedroom apartments.

The plaza borders North Eighth and Onondaga streets. It is zoned RB – restricted business/townhouse.

Ellicott Development recently petitioned the Village of Lewiston to change its plan for building No. 3, the widest and northernmost unit inside the plaza. Company officials said the original idea, which called for first-floor retail, is untenable at this time.

In initial correspondence to the municipality, Director of Development Thomas M. Fox wrote, "We have been actively marketing the commercial space since 2016 and have received significant interest in Buildings 1 & 2 along Center Street but have received little interest in the large vacancy on the 1st floor of Building 3, located in the rear of the site."

"We are proposing to enclose the drive-thru lane and convert the majority of the 1st floor of Building 3, 780 Center Street, into 10 market-rate apartments."

He recently said this as a more feasible option for two reasons:

- The parcel is too big, and too far off the beaten path, for potential commercial tenants. Business owners are reluctant to rent a large space in building No. 3, instead seeking a smaller footprint; and they're concerned about visibility, as the structure is closer to Onondaga Street than Center Street.

- There is a demand for market-rate apartments. In fact, Fox said, the existing second-floor apartments in building No. 3 are renting at a rate of 70% or higher.

A handful of residents attended the meeting, but offered no remarks during a public hearing prior to the ZBA vote.

L-P Business Academy expands horizons, as students GAIN PATHWAY TO CAREER EXPERIENCES

BY TERRY DUFFY

Editor-in-Chief

Monday evening at the Lewiston-Porter Board of Education session, attendees learned more about the Lewiston-Porter Academy of Business and Finance – a relatively new program at Lewiston-Porter High School.

Best described as a school-within-a-school approach, the Academy has its focus squarely on business. It is geared to providing students the knowledge and skills to give them a distinct advantage as they plan their future academic and professional careers.

"The Academy of Business and Finance is designed for students who seek to broaden their knowledge in the vital areas of business and finance," noted the district website (www.lew-port.com). "It is meant to be a challenging and rewarding program for those who are interested in a unique educational experience."

The Academy is a member of the NAF Be Future Ready program. Students participate in "career-focused curricula that incorporate current industry standards and practices, project-based learning, and performance-based assessment. NAF empowers teachers to expand the classroom boundaries by exposing students to real-world issues in career-focused industries through connections with industry professionals and the business community," stated the NAF website (www.naf.org).

The Lew-Port Academy takes



Business/tech instructor Brian Hall discusses the merits of the Lewiston-Porter Academy of Business and Finance at Monday's Board of Education meeting. Joining him are students Alexander Unversaw, Ava Wylke, Jenna Sweeney, Lilliana Unversaw, Owen Sweeney and Sophie Schimmelpennick. (Photo by Terry Duffy)

that a step further, by means of establishing partnerships with the business community and enabling students to have real-world work experiences in various career fields. The options may range from medical to tech, entertainment and the arts to engineering, government to education fields.

"This is a program Lewiston-Porter is lucky to have. It gives students an option, a pathway," Lewiston-Porter High School Principal Christopher D'Anna said in his remarks to BOE members, district administra-

tors, and residents.

The Academy operates under the direction of Lew-Port business instructors Brian Hall and Nicole Krawczyk, with a number of advisory board members representing various business interests in Buffalo-Niagara. It is open to qualifying high school students in grades 10 through senior year. Currently, there are 33 students enrolled.

"Mr. Hall and Nicole Krawczyk took this over this year and they've done an outstanding job with recruiting students, with programming, fundraisers, field

trips. I'm really excited about the progression that they're going to take the Academy," D'Anna said. "It's an amazing thing to see – it's a partnership with the school and also the community."

Hall expanded on that concept of partnership as he, along with six student members, appeared before the BOE and administrators to discuss the benefits of the Academy experience.

These include visits to area colleges, intended to provide students "an idea of what college life is like," one Academy student said. Another opportunity was the first Academy career fair last year. "This allowed us to have one-on-one time with professionals in many different careers."

"One benefit of the Academy ... it really allowed me the opportunity to present myself in a professional setting," commented another student. "I was able to talk with board members and received helpful feedback for future interviews. It was real professional – something that you wouldn't get without a Business Academy. It's really like a real-world experience."

Enrollment in this program is open to students who meet the

qualifying academic criteria. Interested parents and students are encouraged to contact Hall directly via email at bhall@lew-port.com.

For more information, visit the Academy link found on the high school page at www.lew-port.com.

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Chiropractor



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But, what is health, really? According to *Dorland's Medical Dictionary*: "Health, a state of optimum physical, mental, and social well-being, and not merely the absence of disease and infirmity." In *Webster's Dictionary*, "Health is a condition of wholeness in which all organs are functioning 100% all of the time."

To become healthy, one must learn and follow a lifestyle that supports the body in healing itself, as only nature can heal the bodies that nature has made.

Thomas Edison said, "The doctor of the future will give no medicine, but will interest his patients in the care of the human frame and in the cause and prevention of disease."

Attend our free Natural Health Education workshop on **Nutrition Response TestingSM**, presented by Dr. Thomas Barba at the Lewiston Public Library, 6:00 PM on Monday, January 29. Call (716)754-9039 ask for Debbie to reserve your seat.

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