

Minutes Approved
April 15, 2019

Town of Cambria
Zoning Board Meeting
March 25, 2019

The regular monthly meeting of the Zoning Board of the Town of Cambria was called to order by Peter Smith, Chairman, at 7:00 P.M. He welcomed everyone to the meeting followed by the Pledge to the Flag.

Members Present: Peter Smith, Chairman
Alan Johnson,
Harmony Retzlaff-Hurtgam
Thomas Andrews
Bradley Rowles
Cheryl Shoop
Members Absent: None
Also present: Joseph Ohol, Councilman, Town Board Liaison
Gary Billingsley, Attorney

Chairman requested that Attorney take minutes due to Melinda Olick's inability to attend the meeting.

The Public Hearing Notice was read as it appeared in Town newspaper.

Motion to approve February minutes by Mr. Johnson, seconded by Mr. Rowles, all in favor, motion carried.

Old Business

Special Permit- Renewal

ZSP-2018-001 Matthew Mojeski
4954 Saunders Settlement Road, Lockport, NY 14094
SBL# 121.00-2-54
Animal Husbandry- 10 Chickens

Mr. Mojeski was not present at tonight's meeting, and also failed to appear at February's meeting.

A motion was made by Mr. Rowles and seconded by Mr. Johnson to table this Special Permit Renewal for one more month until the April Meeting, and for Attorney to write letter advising Mr. Mojeski to appear at the April meeting of this Board if he wished to request that the Special Permit be renewed, and that if he failed to appear, that the Special Permit would be allowed to expire by its own terms, all in favor, motion carried.

Special Permit – New
ZSP-2019-003

Duncan and Robin Ross
4746 Townline Road, Lockport, NY 14094
SBL # 93.00-2-23.3 In-law Apartments

Public Hearing Notice

For a Special Permit to convert a portion of current existing space upon said premises into an In-law Apartment pursuant to the Zoning Ordinance of the Town of Cambria, which permits an In-law Apartment by Special Permit.

Mr. Ross was present at meeting and stated he wished to convert the tasting room upon said premises into an In-law apartment.

Public Hearing Open. There were no comments from the public and the Public Hearing was closed

Board members had no questions.

A motion for a negative declaration under SEQR was made by Mr. Andrews and seconded by Mr. Johnson, all in favor, motion carried.

A motion was made by Mr. Rowles and seconded by Ms. Retzlaff-Hurtgam to approve this Special Permit for one (1) year, all in favor, motion carried.

Special Permits – Old Business

ZSP-2019-001

William and Sandra Parkhill
3171 Ridge Road, Sanborn, NY 14132
SBL# 105.00-2-61.12
Pond

Ryan and Lindsay Parkhill
4493 Upper Mountain Road Lockport, NY 14094
SBL# 105.00-2-61.11
Pond

Applicants were present at meeting. Their Public Hearings took place at the February meeting of this Board. Action was tabled until this evening to allow applicants to provide information to the Town regarding any potential drainage issues.

William Parkhill confirmed that information on drainage had been provided to Mr. Walck at Wendel Engineering. Their plans which were submitted to Board members this evening

provided for overflow from the pond to the west to go into the pond to the east, with the overflow from the pond to the east to flow through to the Marc Varisco property further to the east by agreement with Mr. Varisco. Attorney advised Board that Mr. Walck had reviewed the plans and found them to be satisfactory. Applicants had previously provided letters from Niagara County Soil & Water Conservation District dated January 3, 2019 as part of their applications.

A motion for a Negative Declaration under SEQR was made by Mr. Rowles and seconded by Mr. Johnson, all in favor, motion carried.

A motion was made by Mr. Rowles and seconded by Mr. Johnson to approve both Special Permits pursuant to applicants' sketch plans and letters from the Niagara County Soil and Water Conservation District dated January 3, 2019 upon a finding that no environmental damage will result and that construction of said ponds will not adversely affect drainage in the area, all in favor, motion carried.

Area Variance – Old

Z-AV-2019-003

Terry and Carol Vosburgh
3117 Lower Mountain Road, Sanborn, NY 14132
SBL# 105.00-1-13.111
Set Back

Applicants were present. Mr. Vosburgh stated that they wanted a little bit more space between their residence and the road, and that their residence would be approximately 20 feet further from the road than the adjoining property owners, the Applegates. The Public Hearing was held in February.

There were no questions from the Board.

A motion was made by Mr. Rowles and seconded by Mr. Andrews to approve this area variance.

Reports

Chairman - Nothing at this time.

Attorney – Nothing at this time.

Board Members – Mr. Andrews requested that site plans that are submitted as part of applications before this Board provide more detail, such as a north arrow, dimensions, nearest road, etc.

Mr. Ohol – Mentioned that Town Board held a Public Hearing on March 14, 2019 regarding amendments to Zoning Ordinance regulating wineries, etc.

The next meeting of this Board will take place Monday, April 15, 2019 at 7:00 PM, preceded by the Planning Board Meeting at 6:00 pm

A motion was made by Mr. Andrews and seconded by Mr. Johnson to adjourn the meeting at 7:23 PM. All in favor, motion carried.

Respectfully submitted by
Gary Billingsley



Gary Billingsley /mw