

**TOWN OF CAMBRIA
ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING**

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of Cambria will hold a Public Hearing on the 24th day of April, 2023 at 7:00 PM at the Town Hall, 4160 Upper Mountain Road, Sanborn, New York, to consider the following applications:

1. **(ZB-AV-2023-004) JAMES BENEDICT** of 4028 Beebe Road, Newfane, New York 14108 for an area variance to permit applicant to construct a pole barn with dimensions of 50 feet by 80 feet that will have a setback of 25 feet from the north side lot line of said premises, whereas the Zoning Ordinance of the Town of Cambria does not permit construction of such a pole barn closer to a side lot line than 100 feet upon such a parcel.
2. **(ZSP-2023-005) JENNIFER-MARIE GARAFALO, DVM** of 4571 Budd Road, Lockport, New York 14094 for a Special Permit for a business in a proposed structure, namely a barn, to permit applicant to have a small vet clinic in said proposed structure that will also be used to house her own horses upon said premises pursuant to the Special Permit Ordinance of the Town of Cambria, which permits a business in a proposed structure by Special Permit upon said premises.
3. **(ZBAV-2023-006) DOUGLAS SMITH** of 3118 Saunders Settlement Road, Sanborn, New York 14132 for an area variance to permit applicant to construct an addition to his residence upon said premises approximately 12.25 feet from the west side lot line, whereas the Zoning Ordinance of the Town of Cambria does not permit such an addition to be closer to a side lot line than 15 feet.
4. **(ZBUV-2023-004) THOMAS and APRIL BIAMONTE** of 4815 Marjorie Drive, Lockport, New York 14094 for a use variance to permit applicants to construct a barn containing approximately 6,000 square feet to be used for storage of farm equipment and for storage of machinery to construct a residence upon premises located on the north side of Upper Mountain Road (Tax Map No. 105.00-1-51.2) westerly and adjacent to 3209 Upper Mountain Road, whereas the Zoning Ordinance of the Town of Cambria does not permit such a structure to be constructed without a residence upon said premises.
5. **(ZBAV-2023-007) DONALD and SALLIE CONNER** of 3623 Coomer Road, Newfane, New York 14108 to permit applicants to construct a detached garage containing dimensions of approximately 30 feet by 40 feet upon premises commonly known as 3017 Lower Mountain Road closer to the road right-of-way than the rear main wall of their residence, whereas the Zoning Ordinance of the Town of Cambria does not permit construction of such a structure closer to the road right-of-way than the rear main wall of a residence.
6. **(ZSP-2023-003) DONALD and SALLIE CONNER** of 3623 Coomer Road, Newfane, New York 14108 for a Special Permit to permit applicants to construct a farm pond containing approximately .15 acres upon premises commonly known as 3017 Lower Mountain Road pursuant to the Special Permit Ordinance of the Town of Cambria.

7. **(ZSP-2023-004) SHAWN and LISA FLYNN** of 3463 Youngstown-Lockport Road, Ransomville, New York 14131 for a Special Permit to permit applicants to conduct a heating and air conditioning business in an existing structure located at 2990 Carney Drive pursuant to the Special Permit Ordinance of the Town of Cambria.

All parties in interest and citizens will be given an opportunity to be heard at the aforesaid hearing.

PETER A. SMITH, Chairman