

Town of Cambria Zoning Board Meeting Minutes

April 25, 2022

Call to order

A meeting of **Zoning Board of Appeals** was held at **Cambria Town Hall** on **April 25, 2022** @ 7:00pm. Everyone was welcomed followed by the Pledge of Allegiance.

Attendees included: Peter A. Smith, Chairman,
Thomas Andrews, Member
Harmony Retzlaff-Hurtgam, Member
Andrew Milleville, Member
Mark March, Alternate Member
Gary Billingsley, Town Attorney
Randy Roberts, Liaison to the Town Board
Building Inspector, James McCann and Deputy Building Inspector, Matthew Cooper
Krista Brocious, Secretary Planning /Zoning Board

Members not in attendance included: Cheryl Shoop, Member

Approval of minutes

Motion to approve March 28, 2022 minutes made by Mr. Andrews and seconded by Mr. March, all in favor, motion carried.

New Business/Public Hearing

ADAMS, Stuart	ZAV-2022-003
4723 Upper Mt. Rd., Lockport	SBL#107.00-1-44.1

Mr. Adams asked to replace an existing garage that is falling down. There are many trees from when his property was an orchard, and a septic tank limiting where he can place the garage and drainage issues. He requested that he be allowed to come forward from the house farther than usually permitted.

Public hearing was opened.

Public Hearing was closed.

The garage will be single story and 40'x40' in dimension.

Motion

A motion to approve removal of the current garage and build a new 40'x40' garage made by Mr. Andrews and seconded by Ms. Retzlaff-Hurtgam, all in favor, carried.

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VOGT, Peter
4181 Upper Mt. Rd., Sanborn

ZAV-2022-005
SBL#106.00-1-26

Mr. Vogt asked that he be allowed to put his shed closer to his side property line rather than the 10' that is required because there is a drop off behind his house to the rear property line and it is not practical to put it on a sloped grade in the back yard. He would like it 8' from the property line located in his side yard next to attached garage.

Public hearing was opened.

Public Hearing was closed.

Motion

A motion to approve the shed with approximate dimensions of 9' x 12' was made by Mr. March and seconded by Mr. Thomas, all in favor, carried.

KELLER, Sandra
3919 Fair Court W., Sanborn

ZAV-2022-004
SBL#102.17-1-26

Ms. Michelle McGovern of 3923 Fair Court West was present. She brought a signed letter from Ms. Keller to speak for her. Ms. McGovern wants to purchase a triangle piece of property from Ms. Keller so that she has somewhat of a backyard that comes straight off the back of her garage. It is to straighten out the property line. It's about 18' to the farther point.

Public hearing was opened.

Kathleen & Robert Britton's (3300 Saunders Settlement Rd.) mother used to live there on the property that Ms. McGovern owns and the odd piece of land was a pain. Mr. Britton said Ms. McGovern maintains that portion of the property anyway.

Public hearing closed.

Ms. McGovern says it comes out at an angle from her garage and comes out about 18' from the current property line. The goal is to straighten the line out.

Mr. Millville made a motion to approve.

Mr. Billingsley asked who will take care of the filing of the map and fee of the new parcel with the county. He states that the Planning Board may need to hear this because they do subdivisions and this board does the area variance. He will speak to the Planning Board chairman.

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Mr. Millville made a motion to approve the area variance contingent on consulting with the planning board and it was seconded by Ms. Retzlaff-Hurtgam, all in favor, carried.

MAIOLO, Derek
4952 Saunders Settlement, Lockport

ZAV-2022-002
SBL#121.00-2-53

Mr. & Mrs. Maiolo and their daughter were present. They would like to house 10 chickens for their daughter. Mr. Maiolo will insulate the shed he has and fence in an area for a chicken coop. There will be no roosters.

Public hearing was opened.

Public Hearing was closed.

Motion

A motion was made for negative SEQR by Mr. Andrews and seconded by Mr. Milleville, all in favor, carried.

A motion to approve the Special Use Permit for one year with for no more than 10 confined chickens and no roosters was made by Mr. Andrews and seconded by Ms. Retzlaff-Hurtgam, all in favor, carried.

Special Permit Renewals

SHEEHAN, Jeffrey
278 Ridge Rd., Ransomville

ZSP-2022-009
Vehicle Inspection and Repair Shop

There have been no issues reported.

Motion

A motion to renew Special Use Permit for 5 years made by Mr. Andrews and seconded by Mr. March, all in favor, carried.

BUZZEO, Gerardo
5772 Joanne Dr.

ZSP-2016-001
Federal Firearms

There have been no issues reported.

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Motion

A motion to renew Special Use Permit for 5 years made by Ms. Retzlaff-Hurtgam and seconded by Mr. Andrews, all in favor, carried.

Reports

There were no reports.

Adjournment

Motion to adjourn @7:30pm made by Mr. Andrews and seconded by Mr. March, all in favor, motion carried.

Krista
Brocius

Secretary