

Town of Cambria Zoning Board Meeting Minutes

December 19, 2022

Call to order

A meeting of the **Zoning Board of Appeals** was held at **Cambria Town Hall** on **December 19, 2022**, @ 6:40 pm. Everyone was welcomed followed by the Pledge of Allegiance.

Attendees included:

Peter A. Smith, Chairman
Thomas Andrews, Chairman
Cheryl Shoop, Member
Harmony Retzlaff-Hurtgam, Member
Andrew Milleville, Member
Mark March, Member
Gary Billingsley, Town Attorney
Building Inspector/Code Enforcement, James McCann
Deputy Building Inspector/Code Enforcement, Matthew Cooper
Krista Brocious, Planning /Zoning Board Clerk

Members not in attendance included: Randy Roberts, Liaison to the Town Board

Approval of minutes

A motion to approve November 21, 2022 minutes made by Mr. Andrews and seconded by Ms. Retzlaff-Hurtgam, all in favor, motion carried.

New Business/Public Hearings

Mr. Billingsley read the Public Hearing Notice.

MAHOWISH, Tina & Michael
3216 Lower Mt. Rd., Sanborn
Area Variance

ZAV-2022-019
SBL#105.00-1-22

Mr. & Mrs. Mahowish were present. They would like to demolish the spare garage on the property which is in poor condition and rodent infested and replace it with a metal-sided pole barn.

The public hearing was opened.

Robert Olear of 3234 Lower Mountain Road is against the pole barn going in and says that his neighbors whom he named but did not have written statements from were against it also. He feels that the building is too large and too tall and is not going to be a benefit to the neighborhood.

Robert Mettal of 3224 Lower Mountain Road agrees with Mr. Olear and doesn't want this building close to his house as he feels it's too close already.

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The public hearing was closed.

Mr. & Mrs. Mahowish responded that the garage that is currently there can hold a vehicle. They would like to add to it to make it 8 ft. larger and 4ft. deeper. The building would not be more than one story and they would like to have it for storage of their lawnmower, lawn furniture, motorcycle, etc. They are trying to make the property nicer. The pole barn would match the house color. It's very hilly behind their house with a wooded area and an escarpment. They are fine keeping the structure 25-25 ft. off the property line.

Motion

Based on the topography of the escarpment and the replacement of the existing building, a motion to approve the structure encompassing the existing building, no less than 25 ft. off the side property line, no more than 10 ft. walls, was made by Mr. Andrews seconded by Mr. Milleville, all in favor, so carried.

Reports

Mr. Billingsley requested that the board make motions on the Special Permits of Brenda Van Camp of 4990 Shunpike Road. for a Private Kennel and Mr. Paul Wendt and Mr. Kevin Mearbell for a Card Business at 2990 Carney Drive. Mr. Billingsley asked that they be terminated by virtue of their own terms.

Motion

A motion to terminate Special Permit Renewal for Van Camp made by Mr. Andrews and seconded by Ms. Shoop, all in favor, so carried.

A motion to terminate Special Permit for Wendt/Mearball made by Ms. Shoop and seconded by Ms. Retzlaff-Hurtgam, all in favor, so carried.

Adjournment

A motion to adjourn at 7:02 pm was made by Mr. Andrews and seconded by Ms. Retzlaf-Hurtgam, all in favor, so carried.

Krista Brocious

Planning/Zoning Clerk