

**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 23rd day of May, 2022 at 7:00 PM at the Town Hall, 4160 Upper Mountain Road, Sanborn, New York, to consider the following applications:

1. **(ZSP-2022-004) ERICA DUNCAN** of 3214 Saunders Settlement Road, Sanborn, New York 14132 for a Special Permit to permit applicant to maintain a private dog kennel for five (5) dogs over six (6) months old upon said premises pursuant to the Zoning Ordinance of the Town of Cambria, which permits private kennels by Special Permit for four (4) to eight (8) dogs which are over six (6) months old and registered to the owner.
2. **(ZSP-2022-003) BRIAN SHANAHAN** of 4004 Burch Road, Ransomville, New York 14131 for a Special Permit to permit applicant to construct a pond containing dimensions of .11 acres upon said premises pursuant to the Special Permit Ordinance of the Town of Cambria.
3. **(ZSP-2022-005) SCOTT BANKS** of 5338 Baer Road, Sanborn, New York 14132 for a Special Permit to permit applicant to maintain up to ten (10) chickens upon said premises containing approximately .5 acres pursuant to the Zoning Ordinance of the Town of Cambria, which permits animal husbandry upon premises containing less than five (5) acres.
4. **(ZBAV-2022-007) BRIAN SHANAHAN** of 4004 Burch Road, Ransomville, New York 14131 for an area variance to permit applicant to maintain an accessory building containing 2,400 square feet 20 feet from the residence upon said premises, whereas the Zoning Ordinance of the Town of Cambria does not permit such a structure to be closer to the residence than 25 feet, nor does it permit construction of an accessory building that exceeds 2,000 square feet upon such a parcel.
5. **(ZBAV-2022-008) PAVEL KULIK** of 5142 Baer Road, Sanborn, New York 14132 for an area variance to permit applicant to construct a pole barn upon said premises that would contain dimensions of 36 feet by 64 feet, with a ten (10) foot lean to on each side, whereas the Zoning Ordinance of the Town of Cambria does not permit construction of an accessory building that exceeds 2,000 square feet upon such a parcel.
6. **(ZAV-2022-009) JAMES MANNING** of 5209 Upper Mountain Road, Lockport, New York 14094 for an area variance to permit applicant to construct a pole barn in the Escarpment District five (5) feet from the west side lot line of said premises. Said structure would contain dimensions of 32 feet by 40 feet. The Zoning Ordinance of the Town of Cambria does not permit such a structure to be located closer to a side lot line than 10 feet.
7. **(ZAV-2022-010) CODY DEVELOPMENT 2, LLC** of 5105 Lockport Road, Lockport, New York 14094 for an area variance to permit applicant to construct 35 parking spaces

upon premises which will be used as a retail sales store that will contain approximately 10,640 square feet commonly known as 3911 Ridge Road, which premises are located in the B-2 Business District, whereas the Zoning Ordinance of the Town of Cambria requires 72 parking spaces based upon the square footage of the proposed structure in the B-2 Business District of the Town of Cambria.

8. **(ZBAV-2022-006) KENNETH WALKER** of 3815 Upper Mountain Road, Sanborn, New York 14132 for an area variance to permit applicant to maintain a shed with dimensions of 12 feet by 24 feet upon said premises closer to the road right-of-way than the rear main wall of the principal dwelling upon said premises, 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 the principal building upon such a parcel.

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

PETER A. SMITH, Chairman