

December 3, 2007

A Special meeting of the ZONING BOARD of APPEALS of the TOWN of CAMBRIA was called to order by Joseph Ohol, Chairman, at 8:00 P.M. He welcomed everyone to this meeting followed by the Pledge to the Flag.

Members present: Joseph Ohol, Chairman
Theresa Kroening, John Reardon, Donald Robinson, Peter Smith
Norman Allen, alternate

Also present: Clifford Burch, Building Inspector
Donald Lane, Deputy Building Inspector
Gary Billingsley, Attorney

Chairman announced the agenda for this evening.

Secretary read Notice of Public Hearing as it appeared in the Lockport Union Sun and Journal to consider the following application:

(11-14-07) ELIZABETH A. ZASTROW and MICHAEL J. HERLAN, 5506 Hartford Drive, Lockport, N.Y. 14094, for an Area Variance to permit applicants to construct a residence upon premises commonly known as 4071 Daniels Road approximately 175 feet from the road right-of-way, whereas the Zoning Ordinance does not permit construction of said residence farther from the road than 125 feet.

The following have been submitted: Application for Area Variance, Short Environmental Assessment Form, Agricultural Data Statement and copy of two survey maps.

Public Hearing open:

Mr. Allen filled in for John Reardon until he arrived at 8:05 P.M. Mr. Reardon apologized for being late and said he came from Niagara Falls and the roads were very slippery.

Mr. Herlan was present at this meeting and said they would like to construct a home at 4071 Daniels Road, Ransomville 14131, and would like setback of the home 175 feet from the road right-of-way. He said their future home will be 5,000 square feet and will have a turn-around driveway. He said there wouldn't be much front yard if the home was placed closer to the road. Applicant said neighbor to the south is approximately 190 feet back and neighbor to the north is about 100 feet back.

There were no comments from members of the public.

Public Hearing closed.

A motion was made by Mr. Robinson and seconded by Mr. Reardon to declare **negative declaration under SEQR** on application of Elizabeth Zastrow and Michael Herlan. Unanimously approved, motion carried.

A motion was made by Mr. Robinson and seconded by Mr. Reardon to **approve** request for Area Variance to Elizabeth A. Zastrow and Michael J. Herlan to permit applicants to construct a residence upon

premises commonly known as 4071 Daniels Road, Ransomville 14131, approximately 175 feet from the road right-of-way. Unanimously approved, motion carried.

Applicant was informed that he needs to get a building permit.

Mr. Herlan has agreed to pay for the cost of this Special meeting.

Chairman asked Mr. Herlan when they plan to start construction on their home and applicant said they plan to start next week.

A motion was made by Mrs. Kroening and seconded by Mr. Robinson to adjourn at 8:10 P.M.

Respectfully submitted,

Marjorie E. Meahl, Rec. Secy.

Minutes approved: _____