

March 22, 2010

The regular monthly meeting of the ZONING BOARD of APPEALS of the TOWN of CAMBRIA was called to order by John Reardon, Chairman, at 8:00 P.M. He welcomed everyone to the meeting followed by the Pledge to the Flag and then announced the agenda for this evening.

Members present: John Reardon, Chairman
Michael Bechtel, Theresa Kroening, Donald Robinson, Peter Smith
Also present: Clifford Burch, Building Inspector
Donald Lane, Deputy Building Inspector
Gary Billingsley, Attorney

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

(02-18-10) DELBERT AMBROSIA and IRENE AMBROSIA, 4825 Cambria-Lewiston Townline Road, Ransomville, N.Y. 14131, for an Area Variance to permit applicants to construct an accessory building with dimensions of 30' by 60' and remove an existing accessory building located upon said premises, whereas the Zoning Ordinance does not permit construction of an accessory building that exceeds the square footage of the first floor of the existing residence upon said premises.

A motion was made by Mrs. Kroening and seconded by Mr. Robinson to accept the minutes of meeting of February 22, 2010 as presented. Unanimously approved, motion carried.

SPECIAL PERMIT RENEWAL (tabled from February 2010):

2004-02 (02-02-04) Omnipoint Communications Inc. (T-Mobile USA), 103 Monarch Drive, Liverpool, N.Y. 13088

Special Permit for co-location of personal wireless telecommunication service facility equipment upon an existing telecommunication tower upon premises at 4621 Ridge Road, Lockport, N.Y. 14094

There was no one present on behalf of this Special Permit. A second notice was not sent out for renewal.

A motion was made by Mr. Smith and seconded by Mr. Bechtel to send a second letter advising them to come to the April meeting or some type of communication. Unanimously approved, motion carried. Attorney had a different address for Omnipoint Communications.

SPECIAL PERMIT RENEWALS (Current):

1997-01 James Puchlerz, 5070 Saunders Settlement Road, Lockport, N.Y. 14094
Special Permit to keep livestock on less than 5 acres

Mr. Puchlerz was present at this meeting and said he would like to renew the Special Permit. He presently has a 5 year lease agreement with Thomas Class to lease five acres which is in effect through 2012.

A motion was made by Mr. Bechtel and seconded by Mr. Robinson to **renew** Special Permit for two (2) years which will coincide with the lease. Unanimously approved, motion carried.

2006-03 (03-01-06) Mr. and Mrs. Joseph Paradowski, 4515 Baer Road, Ransomville, N.Y. 14131
Special Permit to operate a private kennel

Mr. and Mrs. Paradowski were present at this meeting and wish no changes in the Special Permit and would like to renew it for a longer period of time.

Building Inspector said there have been no complaints on this Special Permit and previous permit was for 3 years.

A motion was made by Mr. Bechtel and seconded by Mrs. Kroening to **renew** Special Permit to Mr. and Mrs. Paradowski to operate a private kennel for a period of five (5) years. Unanimously approved, motion carried.

PUBLIC HEARING

(02-18-10) DELBERT and IRENE AMBROSIA

Mr. Ambrosia was present at this meeting and the following have been submitted: Application for an Area Variance, Short Environmental Assessment Form, Agricultural Data Statement, two copies of Survey map and copy of Town of Cambria Zoning Map highlighting subject parcel.

Mr. Ambrosia said they would like to construct a 30 foot by 60 foot accessory building for storage of personal items, namely, vehicle, shop tools and garden equipment. Applicant said a shed that was on the property has been taken down. Shingles on new accessory building will match those on the existing garage and home. Siding will match what is on the home.

Public Hearing open: there were no comments from members of the public.
Public Hearing closed.

Comments from board member:

Mr. Robinson asked if there would be any business conducted from this building and Mr. Ambrosia said there will be no business operated from this building.

Counsel said the Niagara County Planning Board recommended approval of this request for Area Variance and had no additional comments.

Building Inspector had no concerns.

Board members had no further concerns.

A motion was made by Mr. Robinson and seconded by Mr. Smith to declare **negative declaration under SEQR** on application of Delbert and Irene Ambrosia. Unanimously approved, motion carried.

A motion was made by Mr. Robinson and seconded by Mr. Bechtel to **approve** application of Delbert and Irene Ambrosia for an Area Variance to permit applicants to construct an accessory building with dimensions of 30 feet by 60 feet for personal use. The existing accessory building mentioned in the

Public Hearing Notice and in the application, on the Environmental Assessment Form, has already been taken down per applicant. Unanimously approved, motion carried.

Building Inspector mentioned to applicant he needs to get a Building Permit.

REPORTS:

Chairman – training for board members, can get the schooling on the internet through New York State Planning Federation

Attorney – nothing to report this evening

Building Inspector – request for Special Permit for light manufacturing business in an existing building on Lockport Road, formerly Buffalo Machine Co. Will need a Site Plan and as the Planning and Zoning Boards will meet on the same night, April 19th, can take care of both issues that night. Property is located in B-2 zone. The application will need to go to the Niagara County Planning Board for recommendation.

Community Bible Church is going to proceed with the new church on Upper Mountain Road, on former property of Robert and Loanne McCollum.

Board member – Mr. Robinson asked how many junk vehicles are allowed on property at one time and Building Inspector said no junk vehicles are permitted on a property.

Mr. Robinson said there are junk vehicles on the following properties on North Ridge Road: Ganshaw, Urtel, Sacks and Church Road: DeLine.

Mr. Robinson asked about the Luff property on North Ridge Road?

Building Inspector said there was someone living there but moved out. Nothing further

Next meeting will be Monday, April 19th at 8:00 P.M.

A motion was made by Mr. Bechtel and seconded by Mr. Robinson to adjourn at 8:20 P.M.

Respectfully submitted,

Marjorie E. Meahl, Rec. Secy.

Minutes approved: _____