

Town of Cambria Zoning Board Meeting Minutes

December 18, 2023

Call to order

A meeting of the **Zoning Board of Appeals** was held at **Cambria Town Hall** on **December 18, 2023**, @ 6:30 p.m. Chairman Smith welcomed everyone followed by the Pledge of Allegiance.

Attendees included:

Peter A. Smith, Chairman
Thomas Andrews, Vice Chairman
Andrew Milleville, Member
Cheryl Shoop, Member
Mark March, Member
Randy Roberts, Liaison to the Town Board
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: Harmony Retzlaff-Hurtgam, Member

Approval of minutes

A motion to approve the **November 20, 2023**, minutes was made by Mr. Milleville and seconded by Mr. March, all in favor, motion carried.

Mr. Billingsley read the public hearing notices.

New Business/Public Hearings

OPERA, Christine **ZBAV-2023-013**
4074 Ridge Rd., Lockport **SBL#92.00-1-7**
Area Variance-Pole Barn side yard

OPERA, Christine **ZBAV-2023-0014**
4074 Ridge Rd., Lockport **SBL#92.00-1-7**
Area Variance-Pole barn size

Ms. Christine Opera and Mr. Shaun Ford were present. They would like to build a storage building next to their house. They can't do it behind because of the slope and drainage ditch. They had their propane tank moved so the storage building could go there.

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Public hearing was opened.

Public hearing was closed.

Chairman Smith explains that there is no room to put a storage building.

Mr. Milleville asks how close the neighbors are. Mr. Ford states that they are approximately 30'.

Chairman Smith states that they are crowding the neighbors and also routes 104 and 420. He cannot see letting them do it.

Mr. Billingsley states that the Niagara County Planning Board recommended the applications be denied.

Motion

A motion to deny the applications was made based on the encroachment of the road and neighboring property and the Niagara County Planning Board findings were made by Mr. Milleville, and seconded by Mr. March, all in favor, so carried. Mr. Billingsley recommended the board be polled.

Ms. Shoop-Aye

Mr. Milleville-Aye

Mr. March-Aye

Chairman-Aye

ST. ONGE, Jacque
Subbera Rd., Lockport
Special Permit-Pond

ZSP-2023-021
SBL#120.00-2-6

Jacque and Anjelica St. Onge were present. They want a pond with a dry hydrant for when they build a home on the property.

Public hearing opened.

Robert Vigrass of 5357 Subbera Road, Lockport agrees with the pond being done.

Public hearing closed.

Thomas Andrews arrived at the meeting at 6:43 pm.

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The depth of the pond is 15' depending on if they run into bedrock. The fill will stay on the property.

Motion

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

A motion to approve under the conditions in the letter from Niagara County Soil and Water, no fill be removed from the property, no environmental damage caused, and that drainage would not be adversely affected, made by Mr. Milleville and seconded by Mr. March, all in favor so carried.

Special Permit-Renewals

Mr. Billingsley explains there was a Special Permit for Scott and Kristin Tubo but they no longer own the property. The clerk has been unable to contact them for this reason.

Motion

A motion to let the special permit expire on its own was made by Ms. Shoop and seconded by Mr. March, all in favor, so carried.

OHOL, Joseph ***1991-18***
4220 Saunders Sett., Sanborn
Landscape Sales

A signed letter indicating a request to renew the special permit was provided to the building department. No concerns from the building department.

Motion

A motion to renew the special permit for 5 years with the conditions as previously amended was made by Mr. Milleville and seconded by Mr. Andrews, all in favor, so carried.

Reports

None.

Announcements

None.

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Adjournment

A motion to adjourn @ 6:50 pm was made by Mr. Andrews and seconded by Mr. March, all in favor, so carried.

Krista Brocius

Planning/Zoning Clerk