

# Town of Cambria Zoning Board Meeting Minutes

## September 25, 2023

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### Call to order

A meeting of the **Zoning Board of Appeals** was held at **Cambria Town Hall** on **September 25, 2023**, @ 7:00 pm. Chairman Smith welcomed everyone followed by the Pledge of Allegiance.

### Attendees included:

Peter A. Smith, Chairman  
Thomas Andrews, Vice Chairman  
Harmony Retzlaff-Hurtgam, Member  
Andrew Milleville, 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: Cheryl Shoop, Member

### Approval of minutes

A motion to approve the **August 28, 2023**, minutes was 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 Notices.

<b>WISOR, Eric</b>	<b>ZSP-2023-015</b>
<b>2958 Ridge Rd, Ransomville</b>	<b>SBL# 91.00-1-11.2</b>
<b><i>Special permit-long term to short-term rental</i></b>	

Mr. & Mrs. Wisor were present. Their home is a duplex and they have rented it out in the past but now would like to have an Airbnb.

The public hearing was opened.

The public hearing was closed.

Mr. Billingsley explained that because the property is on the edge of the town this matter should be heard by the County Planning Board.

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### Motion

A motion to table so it may be heard by the County Planning Board was made by Mr. Milleville and seconded by Mr. Andrews, all in favor, so carried.

**SHOCKNESSE, Matthew**                      **ZSP-2023-016**  
**3692 N. Ridge Rd., Lockport**            **SBL#77.00-2-14**  
**Special permit-cat & dog grooming business**

Ms. Shocknesse would like to utilize her garage as a grooming shop. There would be no boarding of the animals, and everything would be contained in the garage space. One or two animals would be dropped off or picked up at a time.

The public hearing was opened.

The public hearing was closed.

The hours of operation would be 7 am-6 pm Tuesday, Wednesday, Thursday, and Saturday. There would be no more than three clients at a time. Ms. Shocknesse has no employees. She has an extended driveway for clients to park while they are there and to turn around, so they do not need to back out of her driveway. There is heat and air conditioning in the garage, but Ms. Shocknesse needs to have a waterline run to the garage which she does not anticipate being an issue. She would also like to put a removable sign in her yard that she can take down during non-business hours.

### Motion

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

A motion to approve with the following conditions was made by Mr. Milleville and seconded by Mr. Andrews for one year, all in favor, so carried.

- 🍂 Hours of Operation 7 am-6 pm T, W, Th, Sa
- 🍂 No employees
- 🍂 Permitted signage
- 🍂 Adequate parking
- 🍂 Running water

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### Special Permit-Renewals

**LAROCK, David**  
**5103 Carriage Lane, Lockport**  
*Animal Husbandry-Chickens*

**ZSP-2022-011**  
**SBL#107.04-1-51**

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 was made by Mr. Milleville seconded by Ms. Retzlaff-Hurtgam, all in favor, so carried.

**BUFFONE, Nicholas**  
**4611 Townline Rd., Ransomville**  
*Tourist Home*

**ZSP-2017-007**  
**SBL#91.00-1-41.11**

Mr. Billingsley recommended there be no action taken. Buffone's no longer own this property, but the new owners may want a special permit and had been advised that the matter would be taken off the agenda.

**MARCHIONI, Anthony**  
**5763 Pascoe Park, Sanborn**  
*In-law apartment*

**ZSP-2017-009**  
**SBL#119.03-1-20.1**

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 was made by Mr. Andrews and seconded by Mr. March, all in favor, so carried.

**TAYLOR, Roger**  
**4524 Ridge Rd., Lockport**  
*Animal Husbandry-Chickens*

**ZSP-2017-005**  
**SBL#79.00-1-39**

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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 was made by Ms. Retzlaff-Hurtgam and seconded by Mr. Milleville, all in favor, so carried.

**KOLKMEYER, Sally**  
**4981 Ridge Rd., Sanborn**  
*Tourist Home*

**ZSP-2017-003**  
**SBL#79.00-2-8.2**

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 was made by Mr. March and seconded by Ms. Retzlaff-Hurtgam, all in favor, so carried.

### Reports

No reports.

### Announcements

None.

### Adjournment

A motion to adjourn @ 7:20 pm was made by Mr. Milleville and seconded by Mr. Andrews, all in favor, so carried.

*Krista Brocius*  
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Planning/Zoning Clerk