Town of Cambria Zoning Board Meeting Minutes October 23, 2023

Call to order

A meeting of the Zoning Board of Appeals was held at Cambria Town Hall on October 23, 2023, @ 7:00 p.m. Chairman Smith welcomed everyone followed by the Pledge of Allegiance.

Attendees included:

Peter A. Smith, 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: Thomas Andrews, Vice Chairman

Approval of minutes

A motion to approve the September 25, 2023, minutes was made by Ms. Retzlaff-Hurtgam, and seconded by Mr. March all in favor, motion carried.

New Business/Public Hearings

None

Old Business

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

Mr. Wisor was present. The board was waiting on a recommendation from the Niagara County Planning Board which they received.

Motion

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

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A motion to approve the special permit for a tourist home for one year in compliance with all applicable regulations was made by Mr. Milleville, and seconded by Mr. March, all in favor, so carried.

It was requested that Mr. Jerauld Wilson attend the meeting as there was a complaint made by neighbors, Robert and Tamara Holtz that may violate the conditions of his Special Permit. Mr. Wilson's wife and daughter were present at the meeting to represent him. The Holtz's assert that there is heavy machinery noise on the weekends and outside of the allowable hours of 9 am-4 pm per the Special Permit conditions. They stated that it vibrates their house and is very disruptive to them. There was a discussion between Mr. Billingsley, Mrs. Wilson, her daughter, and the Holtz's regarding same. Mr. Billingsley advised the Wilsons that the driveway mentioned in the special permit was supposed to have finished up already and that should be done as soon as possible if not already finished. The board did not take any action.

Special Permit-Renewals

SOTO/CECCHINI, John & Janelle 5226 Baer Rd., Sanborn

ZSP-2020-008 SBL#119.00-1-35.1

In-law apartment

There was a fire and there is no longer a house there, therefore the Special Permit for an in-law apartment terminates.

MANTA, Donald 4853 Baer Rd., Sanborn

ZSP-2022-013 SBL#134.00-1-22

Tourist Home

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 seconded by Mr. Milleville, all in favor, so carried.

GORE, Stephen 4419 Upper Mtn. Rd., Lockport Animal Husbandry-Chickens ZSP-2017-011 SBL#107.00-1-54.3

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

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Motion

A motion to renew the special permit for 5 years was made by Mr. Milleville 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. March and seconded by Ms. Shoop, all in favor, so carried.

Krista Brocious
Planning/Zoning Clerk