

**TOWN OF CAMBRIA
NOTICE OF PUBLIC HEARING - PROPOSED
AMENDMENTS TO ZONING ORDINANCE**

PLEASE TAKE NOTICE that the Town Board of the Town of Cambria will hold a Public Hearing on the 14th day of March, 2019 at 7:00 PM at the Town Hall, 4160 Upper Mountain Road, Sanborn, New York 14132, to hear and consider amendment of various provisions of the Zoning Ordinance of the Town of Cambria primarily intended to regulate breweries, cideries, distilleries, meaderies, microbreweries, wineries and other activities defined as agricultural tourism by site plan review or special permit, as well as regulating special events, together with Environmental review of the proposed changes pursuant to an E. A. F. on file with the Town Clerk of the Town of Cambria. A summary of the proposed changes to the present Zoning Ordinance of the Town of Cambria is as follows:

1. **ARTICLES I, IV, VI-X, X (A) and XII –XVI** - No change.
2. **ARTICLE II** – New definitions added.
3. **ARTICLE III** - Minor revisions to permitted and prohibited uses in A-R District added.
4. **ARTICLE V** - Minor revision to site plan review procedure.
5. **ARTICLE X (B)** – Minor revision regarding MS4 District.
6. **ARTICLE XI** - Minor revisions to Section 1100 regarding procedure for review of applications for special permits and uses permitted by special permit. New Section 1130(1) sets forth policy of Town of Cambria regarding agricultural tourism. New Section 1130(2) adds new definitions. New Section 1130(3) clarifies when application for agricultural tourism use shall be by site plan review, and when it shall be by special permit. New Section 1130(4) clarifies that existing wineries, etc. that are “farm operations” as defined in these amendments engaging in Niagara County Wine Trail Events and other specified events do not require a site plan review or special permit. Sections 1130(5) through 1130(11) and 1130(15) provide for procedures for and exemptions from site plan review and/or special permit application procedures for new Agricultural Tourism uses as defined in these amendments. New Section 1130(12) requires existing wineries, etc. which propose additional structure(s), substantial expansion in use, change in use, etc. to obtain a site plan approval and/or a special permit for such use(s). New Section 1130(13) contains requirements when an existing winery, etc. is transferred. New section 1130(14) clarifies that the new amendments are not intended to supersede the NYS ABC Law. New Section 1130(16) provides for procedures for special events permits.

These Amendments shall become effective upon adoption by the Town Board pursuant to law.

All parties in interest and citizens will be given an opportunity to be heard at the aforesaid hearing.

DATED: February 14, 2019

BY ORDER OF THE TOWN BOARD,
TOWN OF CAMBRIA