

Minutes Approved  
April 24, 2017

**Town of Cambria  
Zoning Board of Appeals Meeting  
March 27, 2017**

The regular monthly meeting of the Zoning Board of the Town of Cambria was called to order by Peter Smith, Chairman at 7:00PM. Everyone was welcomed to the meeting, followed by the Pledge to the Flag.

**Members Present:** Peter Smith, Chairman  
Thomas C. Andrews  
Bradley Rowles  
Alan Johnson  
Harmony Retzlaff-Hurtgam  
Cheryl L. Shoop, Alternate

**Members Absent:** All Members Present

**Also Present:** Randy Roberts, Councilman, Town Board Liaison  
Matt Foe, Councilman  
James McCann, Building Inspector  
Gary Billingsley, Attorney

A motion was made by Mr. Rowles and seconded by Mr. Andrews to approve the Minutes for the February Meeting as presented, unanimously approved, motion carried.

**New Business**

**ZBSP-1-30-97B James O. Puchlerz  
5070 Saunders Settlement Rd, Lockport, NY 14094  
SBL#121.00-2-59**

The Puchlerz Family was not present at the meeting and has not been in contact with the Board to communicate if they would like to renew their special permit to have livestock on a parcel with less than 5 acres.

A motion was made by Mr. Rowles and seconded by Mr. Johnson to table this special permit renewal until we have communication with the Puchlerz Family, all in favor, motion carried.

**ZBAV-2017-002 Vadim Tsygyrlash  
1529 Sherwood Avenue, North Tonawanda NY 14120  
Concerning SBL# 120.00-2-13.1  
Vacant Lot on Saunders Settlement Rd**

Mr. Tsygyrlash would like an area variance to construct a residence approximately 192 feet from the road right-of-way on the vacant lot he owns 4427 Saunders Settlement Road, the Zoning Ordinance does not permit construction of a residence farther from the road right-of-way than 125 feet.

-continued

**ZBAV-2017-002-Tsygyrlash continued**

Mr. Tsygyrlash was present at the meeting and stated that he would like the setback for their new home to be 192'. He and his wife have four children and would like to keep the children safely back from busy and noisy Saunders Settlement Road.

Mr. Johnson asked for clarification on the size of the parcel. This parcel is 4.6 acres. Additional clarification was provided by a photo image projected for everyone to view. Mr. Tsygyrlash stated that he plans to build the house 250' from the lot line on the Subbera Road side, and place a 25' driveway close to the 10' tree line on the other side. Mr. Tsygyrlash plans to leave the tree line in place. He would like to add more trees to this lot line in the future. The house will be approximately 46' x 98'.

A discussion took place regarding set back issues. Mr. Billingsley stated that the minimum setback on a 4 rod road like Saunders Settlement is 60' and the maximum is 125'.

Mr. McCann stated that the 125' set back was intended for lots that are only 200' to ensure that some room is left for a back yard. Mr. Roberts stated that the 125' setback was recommendation made by the fire department.

A motion was made by Mr. Andrews and seconded by Mr. Johnson to approve this area variance for a 192' setback, all in favor, motion carried.

**Old Business**

**Use Variance**

**ZBUV-2016-0005 Eric Guenther**  
**4576 Baer Road, Ransomville, NY 14131**  
**SBL#91.00-1-38.2**

Mr. Guenther had been seeking a use variance to permit the construction of ground mounted solar arrays. He had previously asked that his use variance be tabled. An email was received from Solar by CIR who asked that Mr. Guenther's use variance be tabled until next month, so they are able to attend and present their case to the board.

A motion was made by Mr. Johnson and seconded by Mr. Rowles to table this discussion until next month, all in favor, motion carried.

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Zoning Board  
-continued  
**Reports**

**Chairman**-Nothing at this time

**Building Inspector**- Nothing at this time.

**Attorney**- Nothing at this time.

**Board Members**- Nothing at this time.

The next meeting of the Zoning Board of Appeals will take place April 24, 2017  
at 8:00PM.

A motion was made by Mr. Johnson and seconded by Mr. Andrews  
to adjourn the meeting at 7:26 PM all in favor, motion carried.

Respectfully Submitted by  
Melinda Olick

*Melinda Olick*