

Minutes Approved
June 26, 2017

**Town of Cambria
Zoning Board of Appeals Meeting
May 22, 2017**

The regular monthly meeting of the Zoning Board of the Town of Cambria was called to order by Peter Smith, Chairman at 6:57PM. 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

Members Absent: Cheryl L. Shoop, Alternate

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

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

Special Permit

**ZBSP-1-30-97B James P. Puchlerz
5070 Saunders Settlement Rd, Lockport, NY 14094
SBL#121.00-2-59
Keep livestock on less than 5 acres**

A letter was received from Mrs. Puchlerz indicating this Special Permit is no longer needed. A motion was made by Mr. Rowles and seconded by Mr. Johnson to allow this special permit to expire at the end of its term, all in favor, motion carried.

Special Permit

**ZBSP-2016-02 David Kalinski
5901 Shawnee Rd, Sanborn, NY 14132
SBL# 120.00-1-61.3
Maintain private kennel**

Mr. Kalinski was present at the meeting and would like to renew his Special Permit to maintain a private kennel and continue to harbor four dogs over the age of six months. There have been no issues or complaints with this Special Permit. A motion was made by Mr. Johnson and seconded by Mr. Rowles to renew this Special Permit for five years, all in favor, motion carried.

Zoning Board
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May 22, 2017

Special Permit

ZBSP-2008-004 Rodney-Kyra Hogg
5310 Shawnee Rd, Sanborn, NY 14132
SBL# 119.00-2-20
Display Marketing Business

Mrs. Hogg was present at the meeting and stated that she and her husband would like to renew their Special Permit to operate a display marketing business. There have been no issues or complaints with this Special Permit.

A motion was made by Mr. Rowles and seconded by Mr. Johnson to renew this Special Permit for 5 years, 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 application for a use variance be tabled. The board has had no further information from Solar by CIR or Mr. Guenther.

A motion was made by Mr. Johnson and seconded by Mr. Rowles to deny this Use Variance for failure to precede, all in favor, motion carried.

ZBUV-2017-002 Leroy Gates
2505 Wilson-Cambria Rd, Wilson, NY 14172
Concerning 3938 Ridge Rd
SBL# 92.00-1-6

Use Variance to permit applicant to sell used cars upon premises commonly known as 3938 Ridge Road containing dimensions of 154.4 feet by 149.6 feet, whereas the Zoning Ordinance of the Town of Cambria does not permit the sale of used cars in the A-R Zoning District of the Town of Cambria.

Mr. Gates was not present at this month's meeting.

The Niagara County Planning Board "voted that the project has no significant county-wide impact". This Use Variance will need to be tabled to allow Mr. Gates to appear.

Per Attorney, even if premises were Zoned B2, 80' set back from both Ridge Road and Cambria-Wilson Road would be required.

A motion was made by Mr. Rowles and seconded by Mr. Johnson to table this Use Variance until the June meeting.

Zoning Board
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Reports

May 22, 2017

Chairman- Information was distributed on training that will be held for both Planning and Zoning Board Members on Wednesday, June 28, 2017 in Albion from 5:00-9:00PM

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 June 26, 2017 at 7:00PM.

A motion was made by Mr. Andrews and seconded by Mr. Johnson to adjourn the meeting at 7:10PM all in favor, motion carried.

Respectfully Submitted by
Melinda Olick

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