

May 30, 2007

A Special meeting of the ZONING BOARD of APPEALS of the TOWN of CAMBRIA was called to order by Joseph Ohol, Chairman, at 8:00 P.M. followed by the Pledge to the Flag.

Members present: Joseph Ohol, Chairman
Theresa Kroening, John Reardon, Donald Robinson
Member absent: Peter Smith
Also present: Clifford Burch, Building Inspector
Donald Lane, Deputy Building Inspector
Gary Billingsley, Attorney

Chairman said this is a Special Public Hearing meeting to act on an Area Variance for Kevin Elledge to be paid for by applicant which he agreed to.

Secretary read Notice of Public Hearing as it appeared in the Lockport Union Sun and Journal to consider the following application:

(05-23-07) KEVIN ELLEDGE, 3218 Jerauld Avenue, Niagara Falls, N.Y. 14305, for an Area Variance to permit applicant to construct a residence upon premises located on the west side of Plank Road between Ridge Road and Van Dusen Road approximately 165 feet from the road right-of-way, whereas the Zoning Ordinance does not permit construction of a residence farther from the road than 125 feet.

Mr. Elledge has submitted the following: Application for Area Variance, Short Environmental Assessment Form, Agricultural Data Statement, copy of survey map and copy of portion of town map which shows his parcel.

Public Hearing open:

Mr. Elledge said he would like to build a residence on this property which consists of approximately 30.05 acres located on the west side of Plank Road. He would like his home to be in line with neighbors, Mr. Sidell whose home is about 165' back on the south side of Mr. Elledge, and Mr. Colisimo's home on the north side of applicant and is approximately 200' back.

Peter Sidell, 4380 Plank Road, said he has no objection to the location of Mr. Elledge's future home.

James Hoffman, 4369 Plank Road, who lives on the east side of Plank Road, said he has no objection to the location of Mr. Elledge's future home.

Public Hearing closed.

Board members had no concerns on this application.

The homes of neighbors', Mr. Sidell and Mr. Colisimo, were built prior to the change in the Zoning Ordinance, when there was no regulation on setback from the road as far as depth.

A motion was made by Mr. Robinson and seconded by Mr. Reardon to declare **negative declaration under SEQR** on application of Mr. Elledge. Unanimously approved, motion carried.

A motion was made by Mr. Reardon and seconded by Mrs. Kroening to **approve** application of Kevin Elledge to permit applicant to construct a residence upon premises located on the west side of Plank Road between Ridge Road and Van Dusen Road approximately 165 feet from the road right-of-way. As of this meeting, there has not been a house number assigned to the property. The S.B.L. number is 292 000 79.00-1-33.111. Unanimously approved, motion carried.

Applicant was informed that he must get a building permit prior to construction.

A motion was made by Mr. Robinson and seconded by Mr. Reardon to adjourn at 8:30 P.M.

Respectfully submitted,

Marjorie E. Meahl, Rec. Secy.

Minutes approved: _____