

November 22, 2010

The regular monthly meeting of the ZONING BOARD of APPEALS of the TOWN of CAMBRIA was called to order by John Reardon, Chairman, at 8:00 P.M. He welcomed everyone to the meeting followed by the Pledge to the Flag and then announced the agenda for this evening.

Members present: John Reardon, Chairman
Michael Bechtel, Theresa Kroening, Donald Robinson, Peter Smith
Also present: Michael Sieczkowski, alternate
Clifford Burch, Building Inspector
Donald Lane, Deputy Building Inspector
Gary Billingsley, Attorney

A motion was made by Mr. Robinson and seconded by Mr. Bechtel to approve minutes of meeting of October 25, 2010 as presented. Unanimously approved, motion carried.

RENEWAL:

2003-17 (11-04-03) Kris and Kelly Ventry-Furman, 3924 Saunders Settlement Road, Sanborn 14132
Special Permit to operate a dog kennel

Mr. Furman was present at this meeting and said they would like to renew the Special Permit for the dog kennel.

Building Inspector said, per Zoning Ordinance for a business, they are permitted to have only one sign and applicant has three signs. The size is okay. They must remove two of the signs. He had no other comments on the business.

Counsel said if the applicants wish to have more than one sign, they could apply for a Variance for additional signs.

Mr. Furman said for now they will have just one sign and will discuss the issue with his wife.

A motion was made by Mr. Bechtel and seconded by Mr. Smith to **renew** Special Permit to Mr. and Mrs. Furman to operate a dog kennel for a period of five (5) years. Unanimously approved, motion carried.

REPORTS:

Chairman thanked Theresa Kroening for being Chairperson at the October 25th meeting.

December Zoning Board meeting will be on the 20th at 8:00 P.M.

Attorney –

1. **2010-08 (08-05-10B)** SEQR Resolution signed for WNY Urology Associates (Niagara Professional Park)
2. **(08-02-10A)** Steven & Mary Lou Ribbeck – Area Variance, public hearing held on Aug. 23rd to construct a home on Plank Road 500 feet from the road right-of-way. Application tabled in Aug. Per October 25th, Area Variance approved for

construction of residence 413 feet in depth from road right-of-way.

3. **2007-10 (08-20-07) Michael Duerr** Special Permit allowed to expire per request of applicant.

4. **(08-04-10) Chris, Curt and Patricia Rechin** – Applicants
D&M Landscavation – Tenant

Use Variance to temporarily store excavated material closer to the road right-of-way than 500 feet. Action tabled in August until additional information is received from applicants/tenant No information or communication received as of today. Letter to be written to advise the aforementioned that they must submit the information before December 10th, prior to next Zoning Board meeting on December 20th.

Building Inspector –

2010-12 Thomas & Cheryl Maloney (Lincoln Park Nursery) filed a Site Plan to operate a nursery at 5705 Shawnee Road, Sanborn. There is an issue as to exactly where the wetlands are. Applicants cannot proceed until decision is made on wetland area. They were putting in poles in the ground for hoop houses. They were informed that they cannot put them in until they have Site Plan Approval and a building permit. They were given a “Stop Work Order”. They must make sure that work is done outside of the 100 foot buffer zone from the wetland area which is a State requirement. Wetland issue must be determined first.

A motion was made by Mr. Robinson and seconded by Mrs. Kroening to adjourn at 8:18 P.M.

Respectfully submitted,

Marjorie E. Meahl, Rec. Secy.

Minutes approved: _____