

**Town of Cambria
Zoning Board of Appeals Meeting
November 20, 2017**

The regular monthly meeting of the Zoning Board of the Town of Cambria was called to order by Peter Smith, Chairman at 8:00PM. Everyone was welcomed to the meeting, followed by the Pledge to the Flag.

Members Present: Peter Smith, Chairman
Thomas C. Andrews
Alan Johnson
Harmony Retzlaff-Hurtgam
Bradley Rowles

Members Absent: Cheryl L. Shoop, Alternate

Also Present: Randy Roberts, Councilman, Town Board Liaison
Matt Foe, Councilman
Gary Billingsley, Attorney

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

Special Permit Renewal

ZSP-2011 **Michelle Kauh**
5916 Diller Rd, Lockport, NY 14094
SBL# 120.00-1-64

Ms. Kauh was present at the meeting and stated that she would like to renew her Special Permit to operate a hair salon at her home. Mrs. Kauh has had this Special Permit since November of 2011. There have been no issues.

A motion was made by Mr. Johnson and seconded by Mr. Andrews to renew this Special Permit for five (5) years, all in favor, motion carried.

Old Business

Area Variance

ZBAV-2017-014 **Charles DePasquale**
5025 Baer Road, Sanborn, NY 14132
SLB# 105.00-2-41.112
Pole Barn over 1,000sq. Ft.

Area Variance-Charles DePasquale-continued

Mr. DePasquale was present at the meeting and stated that he would like to move forward with his Area Variance for a 40' x 60' accessory building.

Mr. Billingsley explained that the Town Board has been working on some changes to the Zoning Ordinance regarding large accessory buildings. The amendments were discussed at the November Town Board Meeting. The amendments have been referred to the Niagara County Planning Board.

Mr. Billingsley suggested that due to the proposed amendments to the Zoning Ordinance reflecting the policy of the Town Board, this Area Variance should be approved if the Board is so inclined.

Mr. DePasquale pointed out to the Board that there was an additional issue regarding his proposed building which would be located slightly in front of his residence. The Board did not see any issue with this placement as both are located well back from the road.

A motion was made by Mr. Johnson and seconded by Mr. Rowles to approve this Area Variance to allow Mr. DePasquale to construct a 40' x 60' pole building, all in favor, motion carried.

Area Variance**ZBAV-2017-022****Chris Pasquale****4500 Baer Road, Ransomville, NY 14131****SLB# 91.00-1-48****Pole Barn over 1,000sq. Ft.**

Mr. Pasquale was not present at the meeting, but the understanding is that he would like to move forward with his Area Variance for a 35' x 40' accessory building.

Mr. Billingsley suggested that due to the proposed amendments to the Zoning Ordinance reflecting the policy of the Town Board, this Area Variance should be approved if the Board is so inclined.

A motion was made by Mr. Andrews and seconded by Mr. Johnson to approve this Area Variance to allow Mr. Pasquale to construct a 35' x 40' pole building, all in favor, motion carried.

Reports

Chairman- Nothing at this time.

Building Inspector- Nothing at this time.

Attorney- Nothing at this time.

Board Members- Mr. Roberts asked that the Zoning Board read as they always do the changes that are made to the Zoning Ordinance and follow these changes to the best of their ability.

The next meeting of the Zoning Board of Appeals will take place Monday, December 18, 2017 at 7:00PM, following the Planning Board Meeting.

A motion was made by Mr. Andrews and seconded by Mr. Rowles to adjourn the meeting at 8:15PM all in favor, motion carried.

Respectfully Submitted by
Melinda Olick

