

August 24, 2015

The regular monthly meeting of the ZONING BOARD of APPEALS of the TOWN OF CAMBRIA was called to order by Michael Sieczkowski, Chairman, at 7:00 P.M. He welcomed everyone to the August 24th meeting followed by the Pledge to the Flag and then announced the agenda for this meeting.

Members present: Michael Sieczkowski, Chairman
Thomas Andrews, Alan Johnson, Donald Robinson, Peter Smith
Also present: Bradley Rowles, Alternate
Matthew Foe, Councilman
Randy Roberts, Councilman and liaison to the Town Board
James McCann, Building Inspector
Gary Billingsley, Attorney

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

(ZBV – 2015-007) (07-29-15) SUSAN A. VERBOCY, 5835 Meahl Road, Lockport, N.Y. 14094, for an Area Variance to permit applicant to construct a pole barn building with a dirt floor for storage of items for personal use upon said premises, namely, equipment for agility training, containing dimensions of 60 feet by 100 feet, whereas the Zoning Ordinance does not permit construction of such a structure which exceeds the square footage of the residence upon said premises, which residence contains approximately 2218 square feet.

A motion was made by Mr. Robinson and seconded by Mr. Smith to approve minutes of meeting of July 27, 2015 as presented. Unanimously approved, motion carried.

Special Permit renewals tabled from July 2015:

1995-12 Thomas Parker, 5150 Ridge Road, Lockport, N.Y. 14094
Special Permit for temporary residence for mother

Mr. Parker was present at this meeting and said his mother is moving into a Senior Housing facility and will no longer need the temporary residence. He said it will be removed from the property in the Spring of 2016, April or May, depending on the weather. Mr. Parker said he would like the Special Permit renewed for one more year.

Mr. Parker was informed to advise the Building Inspector when the temporary residence has been removed from the property.

A motion was made by Mr. Smith and seconded by Mr. Johnson to **renew** Special Permit for temporary residence for Mr. Parker's mother for one (1) more year, retroactive to July 2015. Unanimously approved, motion carried.

2004-10 (05-24-04) Stephen Cooper, 3494 Lower Mountain Road, Sanborn, N.Y.
14132 Special Permit for in-law apartment

Mr. and Mrs. Cooper were out of town at the time of renewal and unable to attend the meeting.

A letter was received dated August 13, 2015 from Mrs. Cooper, read by the Chairman, which said that she and her husband were out of town at the time of July 27th meeting and unable to attend the meeting and would like to renew the Special Permit for another five years.

The following had no concerns on the aforementioned: Building Inspector, Attorney, and board members.

A motion was made by Mr. Robinson and seconded by Mr. Smith to **renew** Special Permit of Stephen Cooper for an in-law apartment for another five (5) years retroactive to July 2015. Unanimously approved, motion carried.

1995-07 Jeffery Ventry, 5155 Townline Road, Sanborn, N.Y. 14132
Special Permit for Heating and Air Conditioning business

Mr. Ventry was present at this meeting and said the business is at the same address and no changes have been made in the business. He said he would like the Special Permit renewed for another five years.

The following had no concerns on the aforementioned business: Building Inspector, Attorney and board members.

A motion was made by Mr. Robinson and seconded by Mr. Johnson to **approve** the renewal to Jeffery Ventry for another five (5) years. Unanimously approved, motion carried.

2009-03 (03-25-09) Louretta Parlette, 5748 Campbell Boulevard, Lockport, N.Y.
14094 Special Permit for a Private Kennel to keep up to 4 dogs.

Ms. Parlette was not present at this meeting at this time.

A motion was made by Mr. Robinson and seconded by Mr. Smith to **table** action on renewal until the end of this meeting and see if Ms. Parlette or a representative appears. Unanimously approved, motion carried.

2014-05 (08-04-14) Mancene Sinclair, 4140 Burch Road, Ransomville, N.Y. 14131
Special Permit to maintain a private kennel to harbor six (6) dogs over six months old registered to applicant.

Mrs. Sinclair was unable to attend this meeting per phone call to the Chairman.

A motion was made by Mr. Johnson and seconded by Mr. Smith to **table** action on renewal of Mrs. Sinclair to maintain a private kennel to harbor six dogs until the September meeting. Unanimously approved, motion carried. A second letter will be sent.

PUBLIC HEARING:

ZBV 2015-007 (07-29-15) SUSAN A. VERBOCY was present at this meeting and has submitted the following: Application for an Area Variance, Agricultural Data Statement and three sketches of the proposed building.

Ms. Verbocy said she wants the building for the purpose of training agility dogs. There is a lot of equipment involved with this training of the dogs, has two Vizslas. A lot of space is needed for the training of the different maneuvers the dogs are trained for. She needs to train all year long as she competes all over the country. Now she has her equipment outside.

Public Hearing open:

Ms. Verbocy said she has two dogs which are Hungarian Vizslas. The dogs will not be sheltered in this proposed barn. Building will be behind her septic system.

The walls of the building will be twelve feet in height, with the narrow side facing the road.

There will be approximately fifteen feet on each side of the building to the lot line.

No concerns were expressed from the members of the public.

Public Hearing closed.

No concerns were expressed by the following on the aforementioned: Building Inspector, Attorney, or board members.

The color of the building will be tan or cream to match the color of the house.

A motion was made by Mr. Robinson and seconded by Mr. Smith to declare **negative declaration under SEQR** on this request for Area Variance. Unanimously approved, motion carried.

A motion was made by Mr. Johnson and seconded by Mr. Smith to **approve** application for Area Variance to permit applicant to construct a pole barn building, dimensions 60 feet by 100 feet, with a dirt floor for storage of items for personal use upon said premises, namely, equipment for agility training.

One stipulation was placed on the proposed building, 60 feet by 100 feet, that the building will only be used for agility training for applicant's dogs and personal storage. This addition was agreeable with Mr. Johnson and Mr. Smith to include in the original motion. Unanimously approved, motion carried.

Old Business: none

New Business: none

REPORTS:

Draft of Town Board's meetings' minutes

Discussion on Zoning Ordinance update, dated August 3rd prepared by Mr. Billingsley, reviewed. Some issues: ponds setback from road right-of-way, sides and rear property lines; parking of buses and limos at wineries, microbreweries and distilleries.

Applications for schooling at NCCC for those who have not had their training this year.

Building Inspector ó no report

Attorney ó no report

Board members no report

Councilman Roberts ó no report

Councilman Foe ó no report

A motion was made by Mr. Robinson and seconded by Mr. Johnson to **table** action on renewal of Special Permit of Laurretta Parlette for private kennel to keep up to four dogs. A second letter to be sent to Ms. Parlette. Unanimously approved, motion carried.

Next regular meeting will be on September 28th at 7:00 P.M

A motion was made Mr. Robinson and seconded by Mr. Smith to adjourn at 7:42 P.M.

Respectfully submitted,

Marjorie E. Meahl, Rec. Secy.

Minutes approved: _____

