

June 23, 2014

The regular monthly meeting of the ZONING BOARD of APPEALS of the TOWN of CAMBRIA was called to order by Michael Sieczkowski, 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 meeting.

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

There was one correction in the minutes of meeting of May 19, 2014. On Page No 2, No. 2. "If alleged hardship is unique in the community? Answer should be "Yes". A motion was made by Mr. Robinson and seconded by Mr. Smith to approve minutes of meeting of May 19, 2014 as corrected Unanimously approved, motion carried.

(03-27-14) Marc Varisco, 5851 Townline Road, Sanborn, N.Y. 14132, was present at this meeting.

At the April 28, 2014 meeting a Public Hearing was held for an Area Variance to permit applicant to construct a barn, dimensions 30 feet by 80 feet, upon premises located west of 3553 Lower Mountain Road within approximately 20 feet of the west side lot line and 80 feet of the east side lot line. Zoning Ordinance does not permit construction of a barn closer to a side lot line than 100 feet.

At that meeting Mr. Varisco said he would like the barn for storage purpose, namely, to store 2 tractors and a combine and there would be no business operated from this building. He stated there is drop-off of about 19 feet and would be very expensive to build up the grade. Pictures of his farm equipment were shown to board members, namely, 1 Massey Harris combine, 2 Oliver tractors, 1 Allis Chalmers tractor, 1 sprayer and a plow attachment and 1 ATV.

He said there is some wooded area and the back land is flat. He said he would be storing his personal equipment only. There would be nothing stored outside and perhaps in the future, would like a tank to store diesel fuel. He said the land is approximately 19 feet lower than the road.

Mr. Andrews said property drains to the north and all the land along Lower Mountain Road in that area drains to the north. Discussion on drainage.

Applicant said when he bought the property, the fill in the driveway was already there. He would like to place barn about 200 feet from the road and alternative location at

the back of the property. The back land is very flat. May need fill which would be very expensive. Mr. Varisco said he doesn't know what he is going to plant on his farm.

Mr. Powley said he thinks Mr. Varisco would need fill brought in in order to farm in the back as land is flat.

It was asked about Storm Water Management in that area and stated that is not an issue.

Mr. Powley asked about outside storage and Mr. Varisco said there would be no outside storage.

Chairman asked for a motion twice on SEQR and no motion was made. He said this application for Mr. Varisco for Area Variance will be referred to the Town Engineer for review.

A motion was made by Mr. Robinson and seconded by Mr. Smith to refer application of Marc Varisco for an Area Variance to Town Engineer for review to permit construction of a barn within 20 feet of west side lot line and 80 feet of east side lot line and to look at elevation of the property. Unanimously approved, motion carried. Mr. Andrews said to the west of subject property is a cornfield.

New Business: Board members are required to have four hours of schooling each year. There is a meeting coming up Tuesday, July 8, 2014 at Albion Public Library 5:00 to 9:30 p.m. óNiag. County Dept. of Economic Develop.

REPORTS: Attorney - Update on Zoning Ordinance: additional proposed revisions will be distributed to board members shortly. There was some discussion on criteria for variance and possible revision to application form.

Mr. . Roberts ó large package received on proposed pond.

Board members ó no reports

Next regular meeting will be Monday, July 28, 2014 at 8:00 P.M.

A motion was made by Mr. Robinson and seconded by Mr. Andrews to adjourn at 9:02 P.M.

Respectfully submitted,

Marjorie E. Meahl, Rec. Secy.

Minutes approved: _____

