

May 18, 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 May meeting followed by the Pledge to the Flag and then announced the agenda for this evening.

Members present: Michael Sieczkowski, Chairman
Alan Johnson, Donald Robinson, Peter Smith
Bradley Rowles, alternate
Member absent: Thomas Andrews
Also present: 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 applications:

(04-16-15) LONNIE HINES, 4615 Plank Road, Lockport, N.Y. 14094 for an Area Variance to permit applicant to construct a 24 foot by 36 foot pole barn/garage next to applicant's residence upon said premises, whereas the Zoning Ordinance does not permit construction of such a structure that exceeds 720 square feet, and only permits construction of such a structure to the rear of a residence.

(04-27-15) ROBERT and CHRISTINA HARTSHORN, 4535 Van Dusen Road, Lockport, N.Y. 14094 for an Area Variance to permit applicants to construct an addition to an existing accessory building upon said premises which would contain dimensions of 40 feet by 40 feet. The square footage of said proposed accessory building would exceed the square footage of the first floor of applicant's residence upon said premises. The proposed accessory building would be constructed within approximately 14 feet of the east side lot line. The Zoning Ordinance does not permit construction of an accessory building that exceeds the square footage of the first floor of the residence upon said parcel, nor does it permit construction of an accessory building closer to a side lot line than 15 feet.

The minutes of the April meeting will be acted on next month.

RENEWAL:

2006-06 (04-13-06) HERBERT STEPHENSON, 5314 Townline Road, Sanborn, N.Y. 14132

Renewal of Special Permit to display and sell outside furnaces at 5311 Townline Road, Sanborn, N.Y. 14132

Mr. Stephenson was present at this meeting and said he would like to renew the Special Permit for the aforementioned. He said there have been no problems with the business and no changes.

A motion was made by Mr. Robinson and seconded by Mr. Smith to **renew** Special Permit to Herbert Stephenson to display and sell outside furnaces at 5311 Townline Road for a period of five (5) years. Unanimously approved, motion carried.

Mr. Stephenson said he would like a little more advance notice on the renewal.

REPORTS:

Building Inspector ó no report

Attorney ó no report

Board members ó no report

PUBLIC HEARINGS:

(04-16-15) **LONNIE HINES** was present at this meeting and said he would like to construct a pole barn/garage next to his house, dimensions 24 feet by 36 feet, (864 square feet). Mr. Hines said the new building will be used for storage.

Mr. Hines has submitted the following: Application for an Area Variance, Agricultural Data Statement and Survey.

Applicant said the land behind his house is very low, six to seven feet below. He said in the Spring, water lays in the back for some time.

Public Hearing open:

Debra Kroening, 4591 Plank Road, Lockport, neighbor to the south, asked "what will this building be used for?"

Mr. Hines said it will be used for personal storage.

Mrs. Kroening said she "would have liked to receive the Notice of Public Hearing a little sooner."

No further concerns.

Public Hearing closed.

Mr. Hines said he owns the property. The building will be between 25 feet and 40 feet from his house next to the driveway.

Applicant was asked "what type of construction will the barn be?"

He said it will be a pole barn type, approximately 12 feet high and 10 feet high on the inside, 16 feet in width and one story.

Storage will be for personal use and a boat. There will be a front door and a man door on the side.

There will be approximately 70 feet from south side lot line.

Building Inspector, Attorney and Board members had no concerns.

A motion was made by Mr. Smith and seconded by Mr. Johnson to **approve** application for Area Variance for Mr. Hines to permit applicant to construct a 24 foot by 36 foot pole barn/garage next to applicant's residence upon said premises. Unanimously approved, motion carried.

(04-27-15) ROBERT HARTSHORN was present at this meeting and has submitted the following: Application for Area Variance, Agricultural Data Statement and Survey of the property.

Mr. Hartshorn said he would like to construct a 40ø by 40ø addition on to existing pole barn, north side, which is 1653 square feet. Addition will be approximately 14 feet from east property line.

Applicant said the new addition will be a hangar and in the future, plans to get a plane and will need the added footage. He hopes to match the siding with existing building and if not able to , may have to repaint existing building.

Public Hearing open: no concerns from the public.
Public Hearing closed.

Mr. Hartshorn said there is a building out back which was a dog kennel which is not in use and plans to take it down. New building will follow line of existing building. Applicant said the new addition may eventually be used as a hangar as he has plans to get a plane in the future and will need additional footage.

Building Inspector, Attorney and Board members had no further concerns on the above.

A motion was made by Mr. Smith and seconded by Mr. Johnson to **approve** application for Area Variance to Mr. and Mrs. Hartshorn to permit applicants to construct an addition to an existing accessory building upon said premises with dimensions of 40ø by 40ø, approximately 14 feet of east side of lot line. Unanimously approved, motion carried.

OLD BUSINESS:

(03-20-13) Thomas Faery, 3200 Ridge Road, Ransomville, N.Y. 14131
Application for a farm pond - no pond constructed.
Property sold to a relative (Thomas and Barbara Faery) 12-23-2013

Renewal: (tabled from April 2015)

2000-04 (04-03-00A) Margaret Mulcahy, 3645 Upper Mountain Road, Sanborn 14132
Use Variance to operate a gift shop

The Zoning Board received a letter dated May 18, 2015, copy in file, from Ms. Mulcahy stating that she no longer needs the Variance for her business as she is no longer selling from her home. She thanked the board for issuing the variance.

A motion was made by Mr. Johnson and seconded by Mr. Robinson to accept the letter from Margaret Mulcahy, applicant, that she is no longer operating the gift shop and no longer needs the Use Variance. Unanimously approved, motion carried.

Schooling passed out Registration forms to board members if they wish to go to school in Albion and Donna Antoncich will do the registering.

Councilman Roberts no report

Building Inspector, Attorney and Board members no reports this evening.

Next meeting will be June 22, 2015 at 7:00 PM.

A motion was made by Mr. Smith and seconded by Mr. Robinson to adjourn at 7:25 P.M.

Respectfully submitted,

Marjorie E. Meahl, Rec. Secy.

Minutes approved _____