

November 23, 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 November 23rd meeting followed by the Pledge to the flag.

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

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

ZB V-2015-013 **GREGORY RICE and SUSANNE MERRELL** of 4430 Baer Road, Ransomville, N.Y. 14131, for an Area Variance to permit applicants to construct an accessory building containing dimensions of 32 feet by 32 feet beside an existing detached garage and dwelling upon said premises, whereas the Zoning Ordinance does not permit construction of an accessory building closer to the road right-way than the rear main wall of the principal dwelling.

A motion was made by Mr. Smith and seconded by Mr. Johnson to approve minutes of meeting of October 26, 2015 as presented. Unanimously approved, motion carried.

RENEWALS:

2003-12 (09-04-03) (Tabled from October 2015)
Mr. and Mrs. Michael Maholsic, 4006 Beebe Road, Newfane, N.Y. 14108
Special Permit for dog kennel

Mrs. Maholsic was present at this meeting and said she wishes to renew the Special Permit to operate a dog kennel. She said she now has five (5) dogs. The previous renewal was for five years.

There were no concerns expressed on this renewal by Counsel and Board members.

A motion was made by Mr. Robinson and seconded by Mr. Smith to **renew** Special Permit to Mr. and Mrs. Maholsic for another five (5) years to operate a dog kennel on their premises at 4006 Beebe Road, Newfane, N.Y. Unanimously approved, motion carried.

**2003-17 (Current) Mr. and Mrs. Kris Furman, 3924 Saunders Settlement
Road, Sanborn, N.Y. 14132
Renewal of Special Permit to operate a dog kennel**

Applicants were present at this meeting and wish to renew the Special Permit to operate the dog kennel. Previous renewal was for 5 years. There have been no changes in their operation of the kennel per Mrs. Furman.

A motion was made by Mr. Smith and seconded by Mr. Johnson to **renew** the Special Permit for another five (5) years to Mr. and Mrs. Kris (Ventry) Furman to operate a dog kennel on their premises at 3924 Saunders Settlement Road, Sanborn. Unanimously approved, motion carried.

PUBLIC HEARING:

ZB V-2015-013 (10-22-15) GREGORY L. RICE and SUSANNE MERRELL

Mr. Rice was present at this meeting and said they wish to build an accessory structure (pole barn) dimensions 32 feet by 32 feet beside existing detached garage. He said his wife does not want to block the view from their sun room.

The following were submitted: Application for an Area Variance, Agricultural Data Statement, copy of portion of deed, highlighting proposed new structure, aerial view of property, tax map, colored picture of aerial view and a picture of existing two-car garage.

Public Hearing open: there were no concerns expressed from the public on this proposal.
Public Hearing closed.

Mr. Rice said the proposed new building will contain a boat and other personal items. He said new building will be taller than garage and depth will be the same. Color and style will be the same as house and existing garage. It will be 12 feet high, 32 feet by 32 feet by 12 feet, and a 10 foot door, 12 foot high walls. Building will be one story and no loft.

Applicant was asked how far will the building be from the south lot line and he replied 16½ feet in the front and 16 feet in the rear.

Counsel and Board members had no concerns on this request from applicants.

A motion was made by Mr. Robinson and seconded by Mr. Andrews to **approve** Area Variance of Gregory Rice and Susanne Merrell to permit applicants to construct an accessory building containing dimensions of 32 feet by 32 feet beside an existing detached garage and dwelling upon said premises. Unanimously approved, motion carried.

Old Business ó none

Chairman ó Wished everyone a õHappy Thanksgivingö

Attorney - no report

Board members ó no report

Councilman Roberts ó no report

Mr. Robert Mahoney was present this evening for an Area Variance for a shed but no paper work has been submitted. The application was not submitted until after the deadline and will be on the December agenda.

Next meeting will be December 21, 2015 at 7:00 P.M.

Vouchers for 2015 were completed this evening by Board members.

A motion was made by Mr. Robinson and seconded by Mr. Andrews to adjourn at 7:30 P.M.

Respectfully submitted,

Marjorie E. Meahl, Rec.Secy.

Minutes approved: _____