

August 26, 2013

The regular monthly meeting of the ZONING BOARD of APPEALS of the TOWN of CAMBRIA was called to order by John Reardon, 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 evening.

Members present: John Reardon, Chairman
Donald Robinson, Peter Smith, Michael Sieczkowski
Member absent: Theresa Kroening
Also present: Robert Blackman, 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:

(07-24-13) ST PETERS LUTHERAN CHURCH, 4181 Church Road, Lockport, N.Y. 14094
for an Area Variance to permit applicant to construct an addition with dimensions of 14 feet by 22 feet to an existing garage upon said premises approximately 5 feet from the south side lot line, whereas the Zoning Ordinance of the Town of Cambria does not permit construction of such an addition closer to a side lot line than 15 feet.

A motion was made by Mr. Robinson and seconded by Mr. Smith to approve minutes of meeting of July 22, 2013 as presented. Unanimously approved, motion carried.

RENEWAL (current)

2012-06 (05-03-12) Brian Whyte, 1073 85th Street, Niagara Falls, N.Y. 14304 – applicant
Milleville Bros., 2598 Saunders Settlement Road, Sanborn, N.Y. 14132 -
owners of property at 4177 Lower Mountain Road,
Lockport, N.Y. 14094
Renewal of Special Permit to operate Niagara Forestry at 4177 Lower
Mountain Road – to bring in logs to site, to sort, reload
and haul to mills, make firewood and maple syrup.

Applicant was asked if he wishes any changes in his operation?
Mr. Whyte said there have been no changes from the original permit.

Mr. Whyte was asked if Milleville Bros. still own the property and Mr. Whyte said “yes”.

He said most of the logs are placed at the rear of the barns and some on the west side if he needs more room.

Counsel asked Mr. Whyte if any logs are placed by the road?

Mr. Whyte said they try to keep the logs in back of the barns, but occasionally, there are some west of the barns.

A motion was made by Mr. Robinson and seconded by Mr. Smith to **renew** Special Permit to Whyte/Milleville Bros. for the logging operation, including making of fire wood and also maple syrup at 4177 Lower Mountain Road, for a period of five (5) years retroactive to July 2013. Unanimously approved, motion carried.

PUBLIC HEARING:

(07-24-13) ST PETERS LUTHERAN CHURCH

The following have been submitted: Application for Area Variance, Short Environmental Assessment Form, Agricultural Data Statement, 2 sketches of the property and pictures of the property showing existing garage.

Present this evening on behalf of St Peters Lutheran Church were Rev. Robert F. Hoffman, Minister of the church and Norman Seabert, 3708 Ridge Road, Lockport, N.Y. 14094, a member of the church.

Rev. Hoffman said they would like to put an addition, dimensions 14 feet by 22 feet, on to existing one-car garage. At present, the garage is for one vehicle only and they would like to make it large enough for two vehicles.

Mr. Seabert said on the application they stated 5 feet from the side property line but actually, from the southeast corner of the existing garage, it is 4 feet from the property line and from the southwest corner, is 3.7 feet from the property line. The addition will be on the west side of existing garage. The variance is to place the new addition in area requested.

Public Hearing open: there were no comments from members of the public.

Public Hearing closed.

Concerns of board members:.

Mr. Smith asked applicant what type of construction will be used for the building?

Mr. Seabert said it will be a pole type. They will remove existing roof and put up trusses, and will be two garage doors. There are overhead wires and will have to take that into consideration. They are not sure of type of construction at this time and will depend of what is the most economical.

Counsel said the Public Hearing Notice is in compliance with ordinance.

A motion was made by Mr. Robinson and seconded by Mr. Sieczkowski to declare **negative declaration under SEQR** on application of St. Peters Lutheran Church for an addition to an existing garage. Unanimously approved, motion carried.

A motion was made by Mr. Robinson and seconded by Mr. Sieczkowski to **approve** application of St. Peters Lutheran Church for an Area Variance to permit applicant to construct an addition with dimensions of 14 feet by 22 feet to an existing garage upon said premises approximately 4 feet from the south side lot line. Unanimously approved, motion carried.

REPORTS:

Chairman – Tonight is Mr. Reardon’s last meeting as Chairman and member of the Zoning Board of Appeals – 15 plus years on this board. He thanked all of the board members for their assistance and support and also thanked Counsel and Secretary for their assistance and support.

Building Inspector – no report

Attorney – no report

Board members – no report

Next regular meeting will be Monday, September 23rd at 8:00 P.M.

A motion was made by Mr. Robinson to adjourn at 8:30 P. .

Respectfully submitted

Marjorie E. Meahl, Rec. Secy

Minutes approved: _____