

February 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 February meeting followed by the Pledge to the Flag and then announced the agenda for this meeting.

Members present: Michael Sieczkowski, Chairman
Donald Robinson, Peter Smith,
Bradley Rowles, new alternate
Members absent: Alan Johnson, Thomas Andrews
Also present: James McCann, Building Inspector
Gary Billingsley, Attorney

Chairman introduced and welcomed new alternate board member, Bradley Rowles.

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

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

(01-12-15) SCOTT BRYDGES, 5974 Diller Road, Sanborn, N.Y. 14132 for an Area Variance to permit applicant to construct an accessory building with dimensions of approximately 30 feet by 40 feet upon said premises within approximately 10 feet of the west rear lot line and 5 feet of the north side lot line, whereas the Zoning Ordinance does not permit construction of an accessory building closer to the rear or side lot line than 15 feet.

SPECIAL PERMIT RENEWALS

2004-01 (12-10-03) Randy Biehl (Eveningside Vineyards), 4794 Lower Mountain Road, Lockport, N.Y. 14094
Renewal of Special Permit to make wine, on premises sales and open to the public

Mr. Biehl said he would like to renew the Special Permit to make wine, on premises sales and open to the public at 4794 Lower Mountain Road, Lockport, N.Y. 14094. He said everything is the same.

A motion was made by Mr. Smith and seconded by Mr. Robinson to **renew** Special Permit to Mr. Biehl to make wine, on premises sales and open to the public for a

period of five (5) years retroactive to December 2014. Unanimously approved, motion carried.

Mrs. **Pat (Lynn) Spina**, 3270 Ridge Road, Ransomville, N.Y. 14131, was present at this meeting and said she would like to renew the Special Permit for Vehicle Inspection and Repair shop.

A motion was made by Mr. Robinson and seconded by Mr. Smith to **renew** the Special Permit as it was in the past, for a period of five (5) years to Lynn Spina. Unanimously approved, motion carried.

Mrs. Spina also said she would like to renew the Variance on the gravel business at 3270 Ridge Road, Ransomville.

A motion was made by Mr. Robinson and seconded by Mr. Smith to renew variance to permit removal of gravel from property of Mrs. Spina at 3270 Ridge Road, Ransomville, for a period of five (5) years. Unanimously approved, motion carried.

PUBLIC HEARING:

(01-12-15) SCOTT BRYDGES

The following have been submitted: Application for an Area Variance, Agricultural Data Statement, The requested Area Variance, if granted, will not alter the essential character of the neighborhood Yes or No; and alleged hardship has been self-created, Yes or No, Anchor Bolt Plan and Sketch Plan.

Mr. Brydges was not present at this time.

A motion was made by Mr. Robinson and seconded by Mr. Rowles to table the Public Hearing until the end of this meeting and see if someone appears. Unanimously approved, motion carried.

Old Business:

(03-20-13) Thomas Faery, 3200 Ridge Road, Ransomville, N.Y. 14131 Application for a 3.5 acre farm pond with removal of clay soil

There has been no activity on this proposal as of this meeting and it was reported that Mr. Faery has sold that property to a nephew.

A motion was made by Mr. Smith and seconded by Mr. Robinson that application of Thomas Faery be withdrawn based on applicant selling it to a relative. Unanimously approved, motion carried.

(06-27-14) Ryndak/Schweitzer, Lower Mountain Road- proposed winery
Application submitted for an Area Variance for setback on eastern property line for a proposed winery west of Eveningside Vineyards. At the December 2014 meeting the board requested additional information which has not been received as of February 23, 2015.

A motion was made by Mr. Robinson and seconded by Smith that the Building Inspector or Attorney is requested to send a letter to applicant what the status is on subject property on Lower Mountain Road? Unanimously approved, motion carried.

2012-11 (11-16-12) Robert Moje, 3894 Saunders Settlement Road, Sanborn, N.Y.
14132, Mr. Moje would like to complete a garage structure which was started several years ago to store cars and equipment in. Per Assessor's office, this property belongs to Miron Wasik, sale date 12-14-2004. Send a letter to Miron's son, John, on this issue.

The State has made changes on SEQR form by requiring more information from applicant. Policy of Zoning Board had been for applicants to submit SEQR forms on all applications. Since SEQR Applications are not required for Area Variances, applicants are no longer required to fill out SEQR forms.

REPORTS:

Chairman - It has been brought to his attention that the board members need to dress appropriately for the meetings. They should wear dress shirt with collar, slacks, "look professional"; no shorts, sweat shirts with writing on and no sneakers.

Building Inspector – no report
Attorney – no report
Board members – no report
Next meeting – March 23rd at 7:00 P. M.

Public Hearing – Mr. Scott Brydges did not appear at this meeting or anyone on his behalf for area variance to construct an accessory building on his property on Diller Road.

Public Hearing open: There were no comments from the public.

Counsel recommended to recess the public hearing until next month.

A motion was made by Mr. Robinson and seconded by Rowles to recess the Public Hearing for Mr. Brydges until March 2015 meeting. Unanimously approved, motion carried.

Building Inspector suggested that the board members take a look at Mr. Brydes' property before the next meeting.

A motion was made Mr. Robinson and seconded by Mr. Smith to adjourn :at 7:29 P.M.

Respectfully submitted,

Marjorie E. Meahl, Rec. Secy.

Minutes approved _____