

**Town of Cambria
Zoning Board of Appeals Meeting
April 23, 2018**

The regular monthly meeting of the Zoning Board of the Town of Cambria was called to order by Peter Smith, Chairman at 7:00PM. Everyone was welcomed to the meeting, followed by the Pledge to the Flag.

Members Present: Peter Smith, Chairman
Alan Johnson
Thomas C. Andrews
Harmony Retzlaff-Hurtgam
Bradley Rowles
Cheryl L. Shoop, Alternate

Members Absent: No members were absent

Also Present: Joseph Ohol, Councilman, Town Board Liaison
Gary Billingsley, Attorney

A motion was made by Mr. Rowles and seconded by Mr. Andrews to approve the Minutes for the March Meeting as presented, unanimously approved, motion carried.

The public hearing notice was read as it appeared in the town newspaper.

Old Business

Special Permit

Renewal **Angela Mclean**
ZSP-2012-04 **5237 Randolph Street, Sanborn, NY 14132**
SBL# 120.07-1-30
Special Permit to maintain a private kennel for up to five (5) dogs.

Ms. Mclean no longer lives at this address; house sold July 12, 2016. Mr. Billingsley stated that renewal of this Special Permit is no longer required.

A motion was made by Mr. Johnson and seconded by Mr. Rowles terminate this Special Permit.

New Business**Area Variance****ZBAV-2018-003****Ethan and Jamie Gailie****4113 North Ridge Road, Lockport, NY 14094****SBL# 78.00-1-11****Area Variance to Construct Third Accessory Building****Public Hearing Notice**

An area variance to permit applicants to construct an accessory building, namely a pole barn, with dimensions of 30 feet by 48 feet upon said premises which already contain two (2) accessory buildings with dimensions of approximately 12 feet by 24 feet and 20 feet by 22 feet, whereas the Zoning Ordinance of the Town of Cambria does not permit construction of a third accessory building upon such a parcel.

Public Hearing Open

No comment

Public Hearing Closed

Mr. Gailie was present at the meeting and stated that he would like to construct a 30 by 48 foot pole barn to store his classic cars, dirt bikes and other personal items. He is currently paying to store one of his classic cars elsewhere. He would like the space to work on his cars. The other building on his property stores his tractor and his children's bikes.

A motion was made by Mr. Rowles and seconded by Mr. Andrews to approve this Use Variance, all in favor, motion carried.

Use Variance**ZBUV2018-001****David Hansen and Michael Hansen, Sr.****5459 Comstock Road, Lockport, NY 14094****SBL# 121.00-2-4.11****Use Variance to Board Horses-not to exceed 10 horses****Public Hearing Notice**

Use Variance to permit applicants to board up to ten (10) horses in an existing structure upon said premises which contains 4.1 acres, whereas boarding horses upon premises containing less than five (5) acres is not a permitted use the A-R Zoning District in the Town of Cambria.

Hansen Use Variance-continued**Public Hearing-Open****Alice-Leslie Glena-5453 Comstock Road, Lockport, NY 14094**

Mrs. Glena stated that she and her husband are opposed to this Use Variance, they are concerned about the horse manure and "if horses are allowed on this property what will be next cows and pigs". Mr. and Mrs. Glena built their house in 2000 and do not want the animal smell on the border of their property. When the previous owner Mr. Sharpsteen had horses on this property he was very good about removing all manure for the pastures and having other manure hauled away. It was further stated that Mr. Sharpsteen had 8-10 horses and there are 10 stalls in the barn, if this property were to become a boarding stable where would all the horses be kept.

When the current owners purchased this property in 2016 they sought and were granted approval to store tree service equipment. Now they are selling and the Realtor is advertising as horse property.

Mr. Glena asked the Board if anyone in the Town of Cambria has been approved to keep horses on property that has less than 5 acres, Mr. Smith stated that yes that has been approved in the past.

Julie Austin-5448 Comstock Road, Lockport, NY 14094

Ms. Austin stated that she too is opposed to this use variance for same reasons stated by Mr. and Mrs. Glena.

Public Hearing Closed

Mr. Hansen was present at the meeting and stated that it was his understanding that this property was approved for horses. He further stated that he was informed by the realtor that this property had been cleared for 21 horses. The Board explained that the previous use variance terminated in 1985.

Mr. Billingsley stated that the need for this Use Variance is self-created. This property can and has been used for other permitted purposes.

A motion was made by Mr. Rowles and seconded by Mr. Johnson to deny this Use Variance, all in favor, motion carried.

Old Business

David Cloy
4269 Burch Road, Lockport, NY 14094
SBL# 77.00-1-29.12
Ground Mounted Solar Array

This site plan was previously tabled by the Planning Board, the status of the proposed Solar Array is unclear therefore no action will be taken on this agenda item.

Reports

Chairman- Chairman- Mr. Smith informed all board members that they all received information in their April Meeting packet on the training being offered by the Orleans County Department of Planning and Development and the Niagara County Department of Economic Development on Thursday, May 31, 2018 at the Hoag Library in Albion from 5:00PM-9:30PM. Please let Donna know if you plan on attending or if you would like Melinda can deliver your completed registration form to Donna.

Building Inspector- Nothing at this time.

Attorney- Nothing at this time.

Board Members- Nothing at this time.

The next meeting of the Zoning Board of Appeals will take place Monday, May 21, 2017 at 8:00PM, following the Planning Board Meeting.

A motion was made by Mrs. Retzlaff-Hurtgam and seconded by Mr. Johnson to adjourn the meeting at 7:30PM all in favor, motion carried.

Respectfully Submitted by
Melinda Olick