

September 28, 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 September 28th meeting followed by the Pledge to the Flag and then announced the agenda for this evening.

Members present: Michael Sieczkowski, Chairman
Thomas Andrews, Alan Johnson, Donald Robinson, Peter Smith
Also: Bradley Rowles, Alternate
Matthew Foe, Councilman
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:

(ZBV-2015-008) RICHARD WICKHAM and ELIZABETH WICKHAM, 4660 Budd Road, Lockport, N.Y. 14094 for an Area Variance to permit applicants to construct a pole barn containing dimensions of 24 feet by 48 feet upon said premises, whereas the Zoning Ordinance does not permit construction of such a structure which exceeds the square footage of the residence upon said premises, which residence contains approximately 988 square feet.

(ZBV-2015-009) RICHARD ANTONCICH, 4491 Baer Road, Ransomville, N.Y. 14131 for an Area Variance to permit applicant to construct a pole building with dimensions of 32 feet by 56 feet attached to an existing shed with dimensions of 24 feet by 25 feet, which structure will contain 2,392 feet, whereas the Zoning Ordinance does not permit construction of such a structure which exceeds the square footage of the residence upon said premises, which residence contains approximately 1,850 square feet.

A motion was made by Mr. Smith and seconded by Mr. Andrews to approve minutes of meeting of August 24, 2015 as presented. Unanimously approved, motion carried.

SPECIAL PERMIT RENEWALS (tabled from August 24, 2015)

2009-03 (3-25-09) Laretta Parlette, 5748 Campbell Boulevard, Lockport, N.Y. 14094, Special Permit for a private kennel to house up to 4 dogs.

Mrs. Parlette was present at this meeting and said she only has three (3) dogs and will not be getting any more dogs. She said she would like to terminate the Special Permit.

A motion was made by Mr. Robinson and seconded by Mr. Johnson to allow the Special Permit of Louretta Parlette to **expire** on its own terms. Unanimously approved, motion carried.

2014-05 (08-04-14) Mancene Sinclair, 4140 Burch Road, Ransomville, N.Y.
14131 was not present at this meeting at this time to renew Special Permit for a private kennel to harbor six (6) dogs over six (6) months old registered to applicant.

A motion was made to Mr. Johnson and seconded by Mr. Robinson to **table** action on the renewal of Mrs. Sinclair until the end of the meeting and see if applicant or a representative does appear at this meeting. Unanimously approved, motion carried.

2014-04 (07-16-14) James Burandt, 3462 Lower Mountain Road, Sanborn, N.Y.
14132, Special Permit to maintain a private kennel to harbor four (4) dogs over six (6) months old. Due to an oversight last month, Mr. Burandt was not notified to be at that meeting.

Mr. Burandt was present at this meeting and said he would like to renew the Special Permit for the aforementioned.

Chairman asked the following if they had any concerns on this Special Permit of Mr. Brandt? Building Inspector, Attorney and Board members ó no concerns.

A motion was made by Mr. Smith and seconded by Mr. Johnson to **renew** Special Permit to James Brandt for four (4) years retroactive to August 2015 to harbor four (4) dogs over six (6) months old. Unanimously approved, motion carried.

End of renewals

PUBLIC HEARING:

ZBV-2015-008 (08-31-15) RICHARD and ELIZABETH WICKHAM were present at this meeting and have submitted the following: Application for an Area Variance, Agriculture Data Statement and copy of a Survey.

Mr. Wickham said they would like to construct a pole barn, dimensions 24 feet by 48 feet, for storage of their camper to keep it out of the weather.

Public Hearing open: there were no concerns expressed by members of the public.
Public Hearing closed.

Chairman asked applicants the following questions:

Would this be a one floor building? Answer: yes, one floor.

How high will the walls be? Answer: walls will be 16 feet.

What color will the outside of the building be? Answer: Same color as the house, will be a steel building.

Survey shows a shed on the property? Answer: shed is no longer on the property.

How far will the building be from the south and west lot lines? Answer: over 100 feet, plenty of room.

There were no concerns expressed by the following on the proposed pole barn: Building Inspector, Attorney and Board members.

A motion was made by Mr. Smith and seconded by Mr. Johnson to **approve** Application for Area Variance to Richard and Elizabeth Wickham to construct a pole barn containing dimensions of 24 feet by 48 feet upon premises at 4660 Budd Road, Lockport 14094. Unanimously approved, motion carried.

A copy of notice as required by Town Law 283-a and Agriculture and Markets Section 305-a along with Public Hearing notice was sent to Mr. and Mrs. Wickham and Peter Smith, whose property is adjacent to the Wickham property. A copy of the notice is on file with Town Clerk.

PUBLIC HEARING:

ZBV-2015-009 (08-31-15) RICHARD C. ANTONCICH was present at this meeting and has submitted the following: Application for an Area Variance, Agricultural Data Statement, 3 sketches as follows: sketch of proposed construction, a sketch of proposed building 32 feet by 56 feet and sketch showing garage doors and windows; and copy of survey.

Mr. Antoncich said the new barn will be attached to an existing shed which is 24 feet by 25 feet.

Public Hearing open: there were no concerns expressed by members of the public.
Public Hearing closed.

Mr. Antoncich said there will be 12 foot walls with a wing on the side, where existing driveway is behind his home. The front of the barn to back of his house is about 60 feet. There is plenty of room on the sides. The color of the new building will match the house.

There were no concerns expressed by the following: Building Inspector, Attorney or Board members.

A motion was made by Mr. Robinson and seconded by Mr. Smith to **approve** application of Richard Antoncich, 4491 Baer Road, Ransomville 14131, for an Area Variance to permit applicant to construct a pole building with dimensions of 32 feet by 56 feet attached to an existing shed with dimensions of 24 feet by 25 feet. Unanimously approved, motion carried.

End of Public Hearings.

Old Business ó none
New Business ó none

Chairman asked the board members if they had any concerns with the proposed revised provisions to the Zoning Ordinance and there were no concerns expressed.

REPORTS:

Building Inspector ó no report

Attorney ó no report

Board members ó no report

Tabled Renewal of Mancene Sinclair:

2014-05 (08-04-14) Mr. Donald Sinclair, 4140 Burch Road, Ransomville 14131, was now present at this meeting. He said they would like to renew the Special Permit to maintain a private kennel to harbor six (6) dogs over six (6) months old registered to applicant. He said they only have four (4) dogs.

Building Inspector, Attorney and Board members had no concerns on the Special Permit for the aforementioned.

A motion was made by Mr. Robinson and seconded by Mr. Johnson to **renew** Special Permit to Mancene Sinclair to maintain a private kennel to harbor four (4) dogs over six (6) months old for a period of four (4) years. Unanimously approved, motion carried.

Mr. Roberts, Councilman and liaison to the Town Board was not present this evening.

Mr. Foe had no report this evening.

A motion was made by Mr. Robinson and seconded by Mr. Smith to adjourn at 7:25 P.M. Unanimously approved, motion carried. Mr. Robinson said he would not be attending the October Zoning Board meeting.

Respectfully submitted,

Marjorie E. Meahl, Rec. Secy.

Minutes approved: _____

