

**Town of Cambria  
Zoning Board of Appeals Meeting  
February 26, 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  
Thomas C. Andrews  
Alan Johnson  
Harmony Retzlaff-Hurtgam  
Bradley Rowles  
Cheryl L. Shoop, Alternate

**Members Absent:** No members were absent

**Also Present:** Joseph Ohol, Councilman, Town Board Liaison  
Mike Sieczkowski, Planning Board  
Gary Billingsley, Attorney

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

An up-dated Roster of Officials for the Town of Cambria was distributed to all members along with an up-dated Sewer Fee Schedule.

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

**Old Business**

**Special Permit**

**Renewal** Donna McMichael  
**ZSP-2002-01** 4700 Thrall Road, Lockport NY 14094  
SBL# 107.00-1-13.1  
**Painting Classes**

The Board received a letter from Mrs. McMichael stating that she no longer needs this Special Permit to offer painting classes in her home.

A motion was made by Mr. Rowles and seconded by Mr. Johnson to allow this Special Permit to expire at the end of its term, all in favor, motion carried.

**Variance**

**Renewal**                    **Vicki Piekos**  
**(1979)**                    **4287 Ridge Road, Lockport NY 14094**  
**SBL# 78.00-2-24.2**  
**Operate Business -Outdoor Equipment**

Ms. Piekos was present at the meeting and stated that she would like to renew this Variance. Mr. Billingsley explained that the Piekos' have had this Variance for a number of years (Since January 1979). There have been no issues with this Variance.

A motion was made by Mr. Rowles and seconded by Mr. Andrews to renew this Variance for five (5) years, all in favor, motion carried.

**Special Permit**        **Gary Bell**  
**Renewal**                **4379 Plank Road, Lockport NY 14094**  
**ZSP-2009-01**        **SBL# 79.00-1-26**  
**Dog Kennel**

Mr. Bell was present at the meeting and would like to renew this Special Permit to have 6 dogs. According to Mr. McCann there have been no issues and doesn't see a problem with renewing this Special Permit.

A motion was made by Mr. Johnson and seconded by Mrs. Retzlaff-Hurtgam to renew this Special Permit for five (5) years, all in favor, motion carried.

**New Business**

**Special Permit**        **Matthew Mojeski**  
**ZSP-2018-001**        **4954 Saunders Settlement Road, Lockport NY 14094**  
**SBL# 121.00-2-54**  
**Animal Husbandry**

**Public Hearing Notice**

To permit applicant to maintain up to ten (10) chickens on said premises which contain approximately 1.2 acres pursuant to the Zoning Ordinance of the Town of Cambria, which permits animal husbandry by Special Permit upon premises containing less than five (5) acres.

**Public Hearing Open**

William H. Ott, 4964 Saunders Settlement Road, stated that he lives next to Mr. Mojeski and has no issue and is ok with Mr. Mojeski having chickens.

**Public Hearing Closed**

**Special Permit -Matthew Mojeski continued-**

Mr. Mojeski was present at the meeting and stated that he would like to have a few chickens, they will be housed in a 6' x 6' coop and a 10 x 15 run or 8 x 15 run. There will be no roosters.

A motion was made by Mr. Rowles and seconded by Mr. Andrews to declare a negative declaration under SEQR, all in favor, motion carried.

A motion was made by Mr. Rowles and seconded by Mr. Andrews to approve this special permit to raise chickens with no roosters to be kept in an enclosure not free range for one (1) year, all in favor, motion carried.

**Special Permit      Amy Bradley**  
**ZSP-2018-002      5393 Townline Road, Sanborn, NY 14132**  
**SBL# 119.00-1-58.12**  
**Private Kennel**

**Public Hearing Notice**

To permit applicant to maintain a private kennel upon said premises permitting applicant to harbor four (4) dogs over six (6) months old registered to applicant as permitted by the Special Permit Ordinance of the Town of Cambria.

**Public Hearing Open**

No public comment

**Public Hearing Closed**

Ms. Bradley was present at the meeting and would like to keep 4 dogs at her private residence. She stated that she has three dogs and her Mom moved back and brought her dog bringing the total to four creating the need for this Special Permit.

All four dogs are kept in the house; shots and licensing are up to date on all dogs.

A motion was made by Mr. Johnson and seconded by Mr. Rowles to declare a negative declaration under SEQR, all in favor, motion carried.

A motion was made by Mr. Johnson and seconded by Mr. Rowles to approve this special permit for one (1) year providing that all rules are followed relating to disposal of dog waste and barking, all in favor, motion carried.

**Area Variance**

**ZBAV-2018-0001 Daniel and Cheryl Shoop  
4426 North Ridge Road, Lockport, NY 14094  
SBL# 79.00-1-37  
30' x 50' Pole Barn**

**Public Hearing Notice**

To permit applicants to partially remove an existing building with dimensions of 16 feet by 40 feet and foundation and attach a pole barn with dimensions of 30 feet by 50 feet to said building upon said premises. Said parcel contains more than two accessory buildings, the current number of accessory buildings will not increase, and the Zoning Ordinance of the Town of Cambria permits such structure up to 1,500 square feet. The Zoning Ordinance of the Town of Cambria does not permit construction of an accessory building that exceeds 1,500 square feet, nor more than two (2) such buildings, upon such a parcel.

**Public Hearing Open**

No public comment

**Public Hearing Closed**

Mr. and Mrs. Shoop were present at the meeting and stated that they would like to get rid of the old green house on their property and build a pole barn. The proposed new building would be 30 x 50 feet, have steel siding and be used to store their camper, tractor and other personal items. The old building is a haven for wild animals such as skunks, raccoons and their babies.

Neither Mr. McCann nor Mr. Billingsley has an issue with this proposed pole barn.

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

**Reports**

**Chairman-** Nothing at this time.

**Building Inspector-** Nothing at this time.

**Attorney-** Nothing at this time.

**Board Members-** Nothing at this time.

Zoning Board

February 26, 2018

The next meeting of the Zoning Board of Appeals will take place Monday, March 26, 2017 at 7:00PM.

A motion was made by Mr. Andrews and seconded by Mr. Johnson to adjourn the meeting at 7:20PM all in favor, motion carried.

Respectfully Submitted by  
Melinda Olick

*Melinda Olick*