

**Town of Cambria  
Zoning Board Zapalowski Special Meeting  
July 6, 2020**

The Special Meeting of the Zoning Board of the Town of Cambria via teleconference 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  
Harmony Retzlaff-Hurtgam  
Alan Johnson  
Bradley Rowles-Via Telephone  
Thomas C. Andrews

**Members Absent:** Cheryl L. Shoop

**Also Present:** Gary Billingsley, Attorney  
James McCann, Building Inspector

Following the pledge to the flag, Peter Smith, Chairman, called the Special Meeting to order. The Zoning Board of Appeals Members took action on the following matter:

Gary Billingsley, Attorney, stated that the meeting is by teleconference and is being recorded, asked that all members identify themselves when speaking and all motions will be made by roll call vote.

**Notice of Public Hearing- Special Meeting**

The Public Hearing Notice was read by Gary Billingsley:

**PLEASE TAKE NOTICE** that the Zoning Board of Appeals of the Town of Cambria will hold a Public Hearing at a special Meeting on the 6<sup>th</sup> day of July, 2020 at 7:00pm at the Town Hall, 4160 Upper Mountain Road, Sanborn, NY, to consider the following application:

1. **(ZB-AV-2020-003) ERIC ZAPALOWSKI and SHANNON ZAPALOWSKI** of 3941 Cambria-Wilson Road between Lower Mountain Road and Ridge Road, commonly known as Tax Map Nos. 92.00-1-85 and 92.00-1-86, approximately 150 feet from the road right-of-way, whereas the Zoning Ordinance does not permit construction of a residence farther from the road right-of-way than 125 feet.

Pursuant to the Governor's Executive order 202.1, this Meeting will not be open to the Public. The Meeting will be conducted by Teleconference. Any member of the public wishing to participate may do so by calling 1-872-240-3212 and entering access code 542-599-221. Also, all parties in interest and citizens will be given an opportunity to be heard by submitting any written comments to the Office of the Town of Cambria Code Enforcement Office at 4160 Upper Mountain Road, Sanborn, New York 14132 on or before noon on July 3, 2020. A copy of the Application is also available upon request by contacting the Town of Cambria Code Enforcement Office at 433-8161, extension 111.

PETER A. SMITH, Chairman

**Area Variance Eric Zapalowski and Shannon Zapalowski**  
**ZB-AV-2020-003      3941 Saunders Settlement Road, Sanborn, NY 14132**  
**SBL# 92.00-1-85 and 92.00-1-86**  
**Area Variance**

Mr. and Mrs. Zapalowski were both present at the meeting; Mr. Zapalowski stated that they would like to build a residence 150 feet back as opposed to the 125 feet that is permitted due to the wetlands on the property.

**The Chairman opened the Public Hearing for public comment.**

No comments from the public.

**The Chairman closed the Public Hearing.**

**The Chairman opened up comments for board members:**

**Mr. Andrews:** Are houses adjacent to where the applicant's want to build?

**Mr. Zapalowski:** There are two lots on either side that no one has built on.

**Mr. Smith:** Does the lot have culverts?

**Mr. Zapalowski:** Yes.

Mr. Billingsley indicated that there are currently two tax parcels and the intention is to merge the two lots.

The frontage is just short of 300 feet.

Motion duly made by Mr. Johnson and seconded by Mr. Rowles to approve Area Variance with the condition that the applicants merge the properties onto a single lot.

**The motion was taken by a Roll Call Vote:**

**Peter Smith voting in favor**  
**Bradley Rowles voting in favor**  
**Thomas Andrews voting in favor**  
**Alan Johnson voting in favor**  
**Harmony Retzlaff-Hurtgam voting in favor**

**The motion was carried.**

Mr. Billingsley reported that no written comments were received.

Motion was duly made by Mr. Andrews and seconded by Mrs. Retzlaff-Hurtgam to adjourn the meeting at 7:37 pm.

**The motion was taken by a Roll Call Vote:**

**Peter Smith voting in favor**  
**Bradley Rowles voting in favor**  
**Thomas Andrews voting in favor**

**July 6, 2020-Unapproved Minutes**  
**Contents subject to change**

**Alan Johnson voting in favor**  
**Harmony Retzlaff-Hurtgam voting in favor**

**The motion was carried.**

Discussions continued after the meeting was adjourned:

**Reports**

**Chairman-** nothing at this time

**Building Inspector-** nothing at this time

**Attorney-** Scheduled meeting on July 27th

**Board Members-** Brad Rowels will not be able to attend the scheduled July 27<sup>th</sup> Zoning Meeting

Respectfully Submitted by

Jennifer Wrate