

Town of Cambria Zoning Board Meeting Minutes

August 28, 2023

Call to order

A meeting of the **Zoning Board of Appeals** was held at **Cambria Town Hall** on **August 28, 2023**, @ 7:00 pm. Chairman Smith welcomed everyone followed by the Pledge of Allegiance.

Attendees included:

Peter A. Smith, Chairman
Thomas Andrews, Chairman
Cheryl Shoop, Member
Harmony Retzlaff-Hurtgam, Member
Andrew Milleville, Member
Randy Roberts, Liaison to the Town Board
Gary Billingsley, Town Attorney
Building Inspector/Code Enforcement, James McCann
Deputy Building Inspector/Code Enforcement, Matthew Cooper
Krista Brocious, Planning /Zoning Board Clerk

Members not in attendance included: Mark March, Alternate Member

Approval of minutes

A motion to approve the **July 24, 2023** minutes was made by Ms. Retzlaff-Hurtgam and seconded by Mr. Andrews, all in favor, motion carried.

New Business/Public Hearings

Mr. Billingsley read the Public Hearing Notices.

GAROFALO, Jennifer
4571 Budd Rd., Lkpt
Special Permit-Veterinary Services

ZSP-2023-005
SBL#93.00-2-45.22

Mr. Billingsley asked if this agenda item could be first and recommended to the board and the applicant that a new Special Permit form be filed out and heard with a public hearing in September.

Motion

A motion to table this agenda item made by Mr. Andrews and seconded by Mr. Milleville, all in favor, so carried.

ORIOKO, Okezi
5012 Escarpment Dr., Lkpt

ZSP-2023-014
SBL#107.04-1-56

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Special Permit-Animal Husbandry

Mr. Orioko would like to keep 10 chickens in a 10x10 run and 5x5 coup on .64 acres. The coup will be behind the house.

Public hearing was opened.

Public hearing was closed.

Chairman Smith stated that roosters are not permitted.

Mr. Milleville inquired as to whether Mr. Orioko had spoken to his neighbors. Mr. Orioko stated that he had and they are good with him having chickens.

Motion

A motion for negative SEQR was made by Mr. Andrews and seconded by Ms. Shoop, all in favor, so carried.

A motion to approve 10 confined chickens, no roosters, was made by Mr. Milleville and seconded by Ms. Shoop for one year.

DEASY, Tim
4945 Saunders Sett., Lkpt
Area Variance

ZBAV-2023-012
SBL#121.00-2-15

Mr. Deasy explained that he would like to put an addition onto his garage that is 2ft. off the property line when the ordinance requires 10ft. He already has two (2) outbuildings.

Public hearing was opened.

Public hearing was closed.

The addition would match the aesthetics of the current garage and look like one building.

Motion

A motion to approve the garage addition was made by Mr. Andrews and seconded by Ms. Retzlaff-Hurtgam, all in favor, so carried.

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SORO, Raymond
4431 N. Ridge Rd., Lkpt
Area Variance

ZBAV-2023-011
SBL#79.00-1-4

Mr. Soro is requesting a third structure on his land measuring 26x32x12 that would be within the required setbacks. He would also like to extend his driveway back to this structure.

Public hearing was opened.

Public hearing was closed.

There was discussion about the driveway.

Mr. Milleville asked if the structures there now are visible from the road and Mr. Soro responded that they are.

Motion

A motion to approve the third structure was made by Mr. Andrews and seconded by Ms. Shoop, all in favor, so carried.

Special Permit-Renewals

GENTER, Heather
4280 Church Rd., Lkpt
Private Kennel

ZSP-2022-010
SBL#77.00-2-53.2

A signed letter indicating a request to renew the special permit was provided to the building department. No concerns from the building department.

Motion

A motion to renew the special permit for 5 years was made by Ms. Retzlaff-Hurtgam and seconded by Mr. Andrews, all in favor, so carried.

SHERWOOD, Ryan
3136 Andrews Rd., Ransomville
Animal Husbandry

ZSP-2017-004
SBL#77.00-1-48.3

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A signed letter indicating a request to renew the special permit was provided to the building department. No concerns from the building department.

Motion

A motion to renew the special permit for 5 years was made by Ms. Shoop and seconded by Mr. Milleville, all in favor, so carried.

Reports

Mr. Billingsley asked the board how they would like to proceed with the complaint regarding Jerauld Wilson as he has an open Special Use Permit. Mr. Billingsley suggested that he be brought in front of the board next month.

The board discussed the original terms of Mr. Wilson's permit.

Motion

A motion to request Mr. Wilson to be at next month's meeting was made by Mr. Andrews and seconded by Mr. Milleville, all in favor, so carried.

Announcements

Mark Printup arrived toward the end of the meeting and asked that the board renew the Special Use Permit for the Operating Engineers. Mr. Billingsley asked for clarification on the name change and determined that this is a successor union and the board can motion to transfer the Special Use Permit to the new name of Operating Engineers Local 17.

Motion

A motion to transfer the Special Use Permit and renew it for 5 years was made by Mr. Andrews and seconded by Ms. Retzlaff-Hurtgam, all in favor, so carried.

Adjournment

A motion to adjourn @ 7:40 pm was made by Mr. Andrews and seconded by Ms. Shoop, all in favor, so carried.

Krista Brocius

Planning/Zoning Clerk