

Town of Cambria Zoning Board Meeting Minutes

November 22, 2021

Call to order

A meeting of **Zoning Board of Appeals** was held at **Cambria Town Hall** on **November 22, 2021 @ 7:00pm** and began with Pledge of allegiance.

Attendees included **Peter A. Smith, Chairman, Alan Johnson, Vice Chairman, Thomas Andrews, Member, Harmony Retzlaff-Hurtgam, Member, Cheryl Shoop, Member, Gary Billingsley, Attorney, and Krista Brocious, Secretary Planning /Zoning Board.** Members not in attendance included **Building Inspector, James McCann, and Bradley Rowles, Alternate Member.**

Mr. Billingsley read the Public Hearing Notices.

Approval of minutes

Motion to approve the October meeting minutes was made by Mr. Andrews and seconded by Ms. Retzlaff-Hurtgam, all in favor, motion carried.

Unfinished business

BOWERS, Stacey Z-SP-2021-011
3191 Lower Mt. Rd. Kennel License

Ms. Bowers and Mr. Rowe were present. Ms. Bowers stated that they have three licensed dogs. Their son brought his two dogs when he returned home. They would like to be able to keep all 5 dogs.

Mr. Smith opened the public hearing.

Tara Johnson of 3180 Lower Mountain Road- Ms. Johnson expressed concerns about the dogs barking as she says she is worried there will be even more barking than there is currently. She wants to know if there will be a formal fence. It looks like there is just a snow fence there right now.

Chairman, Smith closes the public hearing.

Mr. Andrews asked Ms. Bowers and Mr. Rowe what they can do about the barking. Ms. Bowers replies that they already have had the 5 dogs at their home with last month's meeting being rescheduled. They intend to make a dog run for them that is larger than what they have now. The dogs and are inside most of the time. The intent is not to have them outside. They separate the dogs as much as they can if they start barking too much. They do not consider the barking to be excessive the majority of the time. Ms. Retzlaff-Hurtgam asked if there have been any formal complaints about the dogs prior. Ms. Bowers said their immediate neighbors have expressed to them privately they are ok with the dogs. They have not had any complaints that they are aware of.

Mr. Rowe explained that he hopes to have the longer dog run completed by December before the weather turns. There is a fence where the dogs go and it is covered by a snow fence.

Town of Cambria Zoning Board Meeting Minutes

November 22, 2021

Mr. Billingsley stated that NCPB did recommend approval for this.

Motion

A motion for Negative Declaration under SEQR was made by Ms. Shoop, seconded by Ms. Retzlaff-Hurtgam, all in favor, carried.

A motion to approve a kennel for 5 dogs for one year as long as the extended run is completed by the end of December and reasonable efforts are made to keep the dogs from barking excessively, made by Mr. Smith, seconded by Ms. Retzlaff-Hurtgam, all in favor, carried.

HELSDON, Willard
5914 Campbell Blvd.

ZB-AV-2021012
Porch

Mr. & Mrs. Helsdon would like to an 8x21 sq. ft. porch on their home.

Public Hearing was opened. No one spoke.

Public Hearing was closed.

Motion

A motion to approve the porch addition was made by Mr. Andrews, seconded by Ms. Shoop, all in favor, motion carried.

KRASKA, Ashley
5230 Randolph St.

Z-SP-2021-013
Kennel License

Ms. Kraska explained that her and her husband would like to foster dogs for Diamonds in the Rough. The dogs are kept in the house or in the backyard. If they are barking too much they bring them inside.

Public Hearing was opened. No one spoke.

Public Hearing was closed.

Mr. Smith asked how many dogs they plan to foster. Ms. Kraska answered that they have 3 dogs now and would foster one or two more, so 5 dog maximum at time would be in the home.

Motion

A motion for Negative Declaration under SEQR was made by Mr. Andrews, seconded by Ms. Retzlaff-Hurtgam, all in favor, motion carried.

Town of Cambria Zoning Board Meeting Minutes November 22, 2021

Mr. Billingsley asked if there is a fence around the backyard. Ms. Kraska stated that there is a chain-link fence now but they want to put up a privacy fence in the spring. The dogs are always confined or leashed.

A motion to approve dog kennel for one year made by Ms. Shoop, seconded by Mr. Andrews, all in favor, carried.

BRONTMIRE, John/Nacca, Robin
5421 Townline Road

ZB-AV-2021-013
Area Variance

Mrs. Nacca stated that she has a letter of intent to purchase the property and has been given all the rights to the property. She requested that the board consider allowing her accessory building at 3200 ft.

Public Hearing was opened. No one spoke.

Public Hearing was closed.

Mrs. Nacca clarified the mistake on the prints that the board received. They said 3600 sq. ft. but it is 3200 sq. ft. and she brought in a new print to reflect that. That was an error. The building will be 40'x80'.

Mr. Billingsley stated that the NCPB still recommended approval of this structure and is aware of what the ordinance says.

Motion

A motion for approval for an area variance for a 3200 sq. ft. accessory building made by Ms. Retzlaff-Hurtgam, seconded by Ms. Shoop, all in favor, motion carried.

Special Permit Renewals

DUNN, Steve & Cheri
3494 Upper Mt. Rd

Z-SP-2019-007
Animal Husbandry

Letter received by Building Department for renewal for 5 years for 10 chickens.

Town of Cambria Zoning Board Meeting Minutes

November 22, 2021

Motion

A motion to approve special permit renewal was made by Ms. Retzlaff-Hurtgam, seconded by Ms. Shoop, all in favor, motion carried.

**COMMUNITY BIBLE CHURCH/ McCollum
Upper Mt. Rd.**

Letter received by Building Department for renewal for 5 more years.

Motion

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

Reports

Mr. Andrews asked where things stand with Mr. Booth. Mr. Billingsley stated that it is scheduled for Cambria justice Court on December 14, 2021. He has not heard anything one way or another if he is still operating.

Adjournment

A motion to adjourn the meeting was made by Mr. Andrews and seconded by Ms. Retzlaff-Hurtgam. All in favor, motion carried.

Krista Brocius
Secretary

Date of approval