

Town of Cambria Zoning Board Meeting Minutes

September 25, 2023

Call to order

A meeting of the **Zoning Board of Appeals** was held at **Cambria Town Hall** on **September 25, 2023**, @ 7:00 pm. Chairman Smith welcomed everyone followed by the Pledge of Allegiance.

Attendees included:

Peter A. Smith, Chairman
Thomas Andrews, Chairman
Harmony Retzlaff-Hurtgam, Member
Andrew Milleville, Member
Mark March, 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: Cheryl Shoop, Member

Approval of minutes

A motion to approve the **August 28, 2023** minutes was made by Mr. Andrews and seconded by Ms. Retzlaff-Hurtgam, all in favor, motion carried.

New Business/Public Hearings

Mr. Billingsley read the Public Hearing Notices.

WISOR, Eric	ZSP-2023-015
2958 Ridge Rd, Ransomville	SBL# 91.00-1-11.2
<i>Special permit-long term to short-term rental</i>	

Mr. & Mrs. Wisor were present. Their home is a duplex and they have rented it out in the past but now would like to have an Airbnb.

The public hearing was opened.

The public hearing was closed.

Mr. Billingsley explained that because the property is on the edge of the town this matter should be heard by the County Planning Board.

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Motion

A motion to table so it may be heard by the County Planning Board was made by Mr. Milleville and seconded by Mr. Andrews, all in favor, so carried.

SHOCKNESSE, Matthew **ZSP-2023-016**
3692 N. Ridge Rd., Lockport **SBL#77.00-2-14**
Special permit-cat & dog grooming business

Ms. Shocknesse would like to utilize her garage as a grooming shop. There would be no boarding of the animals and everything would be contained in the garage space. One or two animals would be dropped off or picked up at a time.

The public hearing was opened.

The public hearing was closed.

The hours of operation would be 7 am-6 pm Tuesday, Wednesday, Thursday, and Saturday. There would be no more than three clients at a time. Ms. Shocknesse has no employees. She has an extended driveway for clients to park while they are there and to turn around, so they do not need to back out of her driveway. There is heat and air conditioning in the garage, but Ms. Shocknesse needs to have a waterline run to the garage which she does not anticipate being an issue. She would also like to put a removable sign in her yard that she can take down during non-business hours.

Motion

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

A motion to approve with the following conditions was made by Mr. Milleville and seconded by Mr. Andrews for one year, all in favor, so carried.

- 🍂 Hours of Operation 7 am-6 pm T, W, Th, Sa
- 🍂 No employees
- 🍂 Permitted signage
- 🍂 Adequate parking
- 🍂 Running water

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Special Permit-Renewals

LAROCK, David
5103 Carriage Lane, Lockport
Animal Husbandry-Chickens

ZSP-2022-011
SBL#107.04-1-51

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 Mr. Milleville seconded by Ms. Retzlaff-Hurtgam, all in favor, so carried.

BUFFONE, Nicholas
4611 Townline Rd., Ransomville
Tourist Home

ZSP-2017-007
SBL#91.00-1-41.11

Mr. Billingsley recommended there be no action taken. Buffone's no longer own this property, but the new owners may want a special permit and had been advised that the matter would be taken off the agenda.

MARCHIONI, Anthony
5763 Pascoe Park, Sanborn
In-law apartment

ZSP-2017-009
SBL#119.03-1-20.1

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 Mr. Andrews and seconded by Mr. March, all in favor, so carried.

TAYLOR, Roger
4524 Ridge Rd., Lockport
Animal Husbandry-Chickens

ZSP-2017-005
SBL#79.00-1-39

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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. Retzlaff-Hurtgam and seconded by Mr. Milleville, all in favor, so carried.

KOLKMEYER, Sally
4981 Ridge Rd., Sanborn
Tourist Home

ZSP-2017-003
SBL#79.00-2-8.2

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 Mr. March and seconded by Ms. Retzlaff-Hurtgam, all in favor, so carried.

Reports

No reports.

Announcements

None.

Adjournment

A motion to adjourn @ 7:20 pm was made by Mr. Milleville and seconded by Mr. Andrews, all in favor, so carried.

Krista Brocious

Planning/Zoning Clerk