

**Town of Cambria  
Zoning Board of Appeals Meeting  
February 22, 2021**

The regular monthly meeting of the Zoning Board of the Town of Cambria was called to order by Peter Smith, Chairman at 7:01pm followed by the pledge to the flag.

**Members Present:**        **Peter Smith**  
                                  **Harmony Retzlaff- Hurtgam**  
                                  **Thomas Andrews**  
                                  **Alan Johnson**

**Also Present:**            **Gary Billingsley, Attorney**  
                                  **Jim McCann, Building Inspector**  
                                  **Ben Musall, Councilman, Acting Liaison for Zoning Board**

**Members Absent:**        **Bradley Rowles**  
                                  **Cheryl Shoop**

A motion to approve December minutes was made Mr. Johnson and seconded by Mr. Andrews, all in favor motion carried. There was no meeting in January therefor no minutes to approve.

**Special Permit**            **Mark Woleben**  
**Renewal**                    **5152 Shawnee Rd.**  
                                  **Sanborn, NY 14132**

Mr. Woleben was not present at the meeting, he would like to renew his special permit for his in- law apartment. Mr. McCann said there have been no issues. A motion was made by Mrs. Retzlaff-Hurtgam and seconded by Mr. Andrews to extend this special permit for another 5 years, all in favor, motion carried.

**Special Permit**                    **David Cloy**  
**Renwal**                                **4269 Burch Rd.**  
    **Ransomville, NY 14131**  
    **Operating fabricating & duct work**

Mr. Cloy was not present at this meeting, he would like to renew his special permit, Mr. McCann said there have been no issues. A motion was made by Mrs. Retzlaff- Hurtgam and seconded by Mr. Johnson to extend special permit for another 5 years, all in favor, motion carried.

**New Business:**

**Sub Division**                    **Mark Voelker**  
**ZB-AV-2021-001**                **4967 Saunders Settlement Rd.**  
**Area Variance**                **Lockport, NY 14094**

Mr. Voelker was present at the meeting, he needs an area variance for a 58 ft setback instead of 100 ft. the sub division is contingent upon the area variance. There is a barn on the property being used for storage of equipment, they are in the process of selling other lot.

**Public Hearing open-** No public present

**Public Hearing closed**

There was a recommendation by the Niagara County Planning Board to approve this area variance. A motion to approve the area variance made by Mr. Johnson seconded by Mr. Andrews, all in favor, motion carried.

**Old Business-** None

**Reports:**

**Building Inspector** – Nothing at this time

**Attorney** - Advised the board that Tyler Booth’s application for rezoning was denied by the Town Board at the December meeting followed by recommendation of the Planning Board. The applicant should continue operating under existing special permits, there has been some discussion on the status of those permits, Mr Billingsley recommends that the Zoning Board ask that Mr. Booth come back before the March meeting so that his special permits can be considered for renewal. A motion was made by Mr. Andrews and seconded by Mr. Johnson, all in favor, motion carried.

**Board Members-** Nothing at this time

Approved Minutes

**Town Board-** Nothing at this time

The next meeting of the Zoning Board will be held on March 22, 2021 at 7:00pm. A motion to adjourn meeting at 7:15pm was made by Mr. Andrews and seconded by Mr. Johnson, all in favor, motion carried.