

NOTICE OF PUBLIC HEARING
TOWN OF CAMBRIA ZONING BOARD OF APPEALS

PLEASE TAKE NOTICE that a Public Hearing will be held by the Town of Cambria Zoning Board of Appeals, Niagara County, New York, on the 15th day of December, 2025, commencing at 6:30 P.M., at the Town Hall, 4160 Upper Mountain Road, Sanborn, New York, to hear and consider the following properties and property owners:

OWNER/APPLICANT: McKie Properties, LLC

PROPERTY LOCATION: 5147 Lockport Road,
(Tax Map No. 121.00-2-46.211) Cambria,
Niagara County, New York

APPLICATION FOR A USE VARIANCE of the provisions of the Zoning Code of the Town of Cambria and/or the Town of Cambria's Local Law regulating Battery Energy Storage Systems to permit, construct and operate a stand-alone 5MWac Battery Energy Storage System (BESS) on premises situated within the Business 2 (B-2) Zoning District, which is not a permitted land use within said district.

OWNER/APPLICANT: McKie Properties, LLC

PROPERTY LOCATION: 5147 Lockport Road,
(Tax Map No. 121.00-2-46.211) Cambria,
Niagara County, New York

APPLICATION FOR AN AREA VARIANCE of the provisions of the Zoning Code of the Town of Cambria and/or the Town of Cambria's Local Law regulating Battery Energy Storage Systems to permit, construct and operate a stand-alone 5MWac Battery Energy Storage System (BESS) on premises situated within the Business 2 (B-2) Zoning District, whereas the Town's Local Law limits the maximum capacity size for a Battery Energy Storage System (BESS) to 1MW within the Town of Cambria.

OWNER/APPLICANT: McKie Properties, LLC

PROPERTY LOCATION: 5147 Lockport Road,
(Tax Map No. 121.00-2-46.211) Cambria,
Niagara County, New York

APPLICATION FOR AN AREA VARIANCE of the provisions of the Zoning Code of the Town of Cambria and/or the Town of Cambria's Local Law regulating Battery Energy Storage Systems to permit, construct and operate a stand-alone 5MWac Battery Energy Storage System (BESS) with a front setback of 682 feet, side setbacks of

51 feet and a rear setback of 219 feet on premises situated within the Business 2 (B-2) Zoning District, whereas the Town's Local Law requires a minimum front setback of 1,000 feet, minimum side setbacks of 1,000 feet and minimum rear setbacks of 500 feet within the Town.

OWNER/APPLICANT: James C. Knox, II and Brenda J. Knox

PROPERTY LOCATION: 4713 Cambria-Wilson Road,
(Tax Map No. 92.00-1-23.112) Lockport,
Niagara County, New York

APPLICATION FOR AN AREA VARIANCE of the provisions of the Zoning Code of the Town of Cambria to construct an addition onto an existing accessory structure (garage) that would bring the total square footage of said accessory structure to 1,800 square feet on premises situated within the Agricultural Residential (AR) Zoning District, whereas the Zoning Code requires such accessory structures to have a maximum total square footage of 1,500 square feet within said district.

At such public hearing, all persons interested, who wish to be heard will be heard.

Dated: December 4, 2025

By Order of the
TOWN OF CAMBRIA
ZONING BOARD OF APPEALS