Town of Cambria Zoning Board Meeting Minutes
March 24, 2025

Call to order

A meeting of the Zoning Board of Appeals was held at Cambria Town Hall on March 24, 2025, @ 7:00 p.m. Chairman Smith welcomed everyone, followed by the Pledge of Allegiance.

Attendees included:
Peter A. Smith, Chairman
Thomas Andrews, Vice Chairman
Harmony Retzlaff-Hurtgam, Member
Andrew Milleville, Member
Mark March, Member
Abe Platt, Town Attorney
Deputy Building Inspector/Code Enforcement, Matthew Cooper
Krista Brocious, Planning /Zoning Board Clerk

Members not in attendance included: Building Inspector/Code Enforcement, James McCann and Randy Roberts, Liaison to the Town Board

Approval of minutes

A motion to approve the February 24, 2025, minutes was made by Mr. March and seconded by Mr. Andrews, all in favor, motion carried.

Attorney Platt read the Public Hearing Notice.

New Business

MEAL, Collin **ZBAV-2025-002**
V/L Saunders Sett., Sanborn **SBL#134.00-1-15.1**
Area Variance-Setback

Mr. Meal would like to build a pole barn with an apartment living space so that he can then build his dream house with a pole barn. The pole barn would not be used as living space after the house is built. He hopes to build the house in the next 5-10 years. The proposed pole barn with living space would be 30' x 40'. He is asking for the 170 ft. setback to allow him to build the house in front of the pole barn and properly accommodate the septic system.

Motion

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

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A motion to approve the setback based on Mr. Meal's statements that it is to accommodate the future house, and septic system was made by Mr. Milleville and seconded by Mr. Andrews, all in favor, so carried.

Old Business

GAROFALO, Jennifer **ZSP-2023-005**
4571 Budd Rd., Lkpt **SBL#93.00-2-45.22**
Veterinary Clinic Permit Renewal

Attorney Platt explained that the board invited Dr. Garofalo to the meeting so that she may have the opportunity to address the claims made by the Sieczkowski's attorney last month regarding the dogs barking and the horse escaping the barn.

Dr. Garofalo reviewed last months Zoning Board recording and stated that these are her personal dogs they are talking about and not the only dogs in the neighborhood that are barking. Any barking was unrelated to the operation of her clinic and the dogs were only ever placed outside in kennels while she was present and not left outside when she wasn't home. The barking logs presented by the Sieczkowski's are relatively short intervals and only about 20% of an entire month. She also stated that the SPCA came out to her house and left a sticker on her door that they did not hear dogs barking. Dr. Garofalo noted that she has done everything that was asked of her by the Zoning Board to have her Vet Clinic.

Attorney Zomerfeld of Hodgson Russ. LLP represented Michael and Susan Sieczkowski of 4555 Budd Rd. He argued that there has been an abundance of evidence of the barking, and he is asking that the Town do something about this, as Dr. Garofalo should have to follow all the rules in the town.

Mr. Andrews rhetorically inquires what her own three barking dogs have to do with her ability to have her special permit. Chairman Smith opined that there was no connection, which prompted Mr. Mrach to make a motion.

Motion

A motion to approve the special permit renewal for five (5) years was made by Mr. March and seconded by Mr. Andrews, all in favor, so carried.

Special Permit-Renewals

PLATT, Candyce **ZSP-2024-002**
4253 Plank Rd., Lkpt **SBL#93.00-1-73**
Animal Husbandry

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.

SMITH, ERIC **ZSP-2024-001**
4499 Van Dusen Rd., LKPT **SBL#93.00-1-73**
Auto & Agricultural Equipment repair shop

A signed letter indicating a request to renew the special permit was provided to the building department. No concerns from the building department. Chairman Smith recused himself from this matter, and Vice Chairman Andrews acted as Chairman.

Motion

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

Reports

None

Adjournment

A motion to adjourn @ 7:45 pm was made by Mr. March and seconded by Mr. Milleville, all in favor, so carried.

Krista Brocious

Planning/Zoning Clerk