

# Town of Cambria Zoning Board Meeting Minutes

## May 19, 2025

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### Call to order

A meeting of the **Zoning Board of Appeals** was held at **Cambria Town Hall** on **May 19, 2025**, @ 6:30 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  
Mark March, Member  
Jennifer Garofalo, Alternate Member  
Abe Platt, 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: Andrew Milleville, Member and Randy Roberts, Liaison to the Town Board

### Approval of minutes

A motion to approve the **April 28, 2025**, minutes was made by Mr. Andrews and seconded by Ms. Retzlaff-Hurtgam, all in favor, motion carried.

Attorney Platt read the Public Hearing Notices. Dr. Garofalo arrived.

### New Business

**PRZEPIORA, Deanna**  
**V/L Blackman Rd.**  
***Special Permit-In-law apt.***

**ZSP-2025-002**  
**SBL#107.00-1-54.5**

Ms. Przepiora would like to buy the lot and build a ranch with a three-car garage and an attached in-law apartment.

Public hearing opened.

Joe Mannarino of 4399 Upper Mtn. Rd. asked if there is going to be a single driveway.

Public hearing closed.

Ms. Przepiora stated that there would be a single driveway.

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Mr. McCann explained the difference between an in-law apartment and a two-family home to answer Mr. March's inquiry.

Ms. Przepiora hopes to close on the land in June.

### Motion

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

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

**HERTEL, Ronald**  
**4011 Daniels Rd., Ransomville**  
***Area Variance-Pole barn***

**ZBAV-2025-006**  
**SBL#77.00-2-23.2**

Mr. Hertel would like to build a 32' x 40' garage adjacent to his house. He has a small, attached garage that he has outgrown over the years. Due to the layout of property, the lot line, trees and the character of his house he cannot maintain the 10' setback. Closer access to the garage is important to him as he is aging. The project is not feasible economically for him to meet the 10' setback.

Public hearing was opened.

Public hearing was closed.

### Motion

A motion for negative SEQRA was made by Mr. March and seconded by Mr. Andrews, all in favor so carried.

A motion to approve the area variance was made by Mr. Andrews and seconded by Mr. March, all in favor, so carried.

**CARLSON, Matt**  
**5935 Baer Rd., Sanborn**  
***Area Variance-Pool***

**ZBAV-2025-007**  
**SBL#120.07-1-41**

Mr. Carlson would like a 15' x 30' above-ground pool in the side yard because the leach field takes up most of the backyard. They have a vinyl fence around their yard. The pool deck would be 3' off the vinyl fence, which is 2' off the property line.

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Public hearing opened.

Public hearing closed.

Chairman Smith asked if the deck could be moved closer to the house so it could be 5' from the fence and Mr. Carlson agreed to that.

### Motion

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

A motion to approve the area variance was made by Mr. March and seconded by Mr. Andrews, all in favor, so carried.

### Special Permit-Renewals

**BARTON, Donald**  
**3914 Lower Mtn. Rd., Lkpt**  
***Animal Husbandry***

**ZSP-2019-004**  
**SBL#106.00-1-17.111**

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. March, all in favor, so carried.

**FLOYD, Justin**  
**3506 Upper Mtn. Rd., Lkpt**  
***Animal Husbandry***

**ZSP-2024-005**  
**SBL#119.00-2-3**

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 Ms. Retzlaff-Hurtgam, all in favor, so carried.

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**STEPHENSON, Herbert**                      **04-13-06**  
**5311 Townline Rd., Sanborn**        **SBL#119.00-1-70**  
*Outdoor furnace sales*

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.

### Reports

None

### Adjournment

A motion to adjourn @ 7:10 pm was made by Mr. Andrews and seconded by Ms. Retzlaff-Hurtgam, all in favor, so carried.

*Krista Brocius*  
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Planning/Zoning Clerk