

Approved

Town of Cambria Zoning Board Meeting Minutes

Date: April 27, 2026

Time: 7:00 PM

Location: Town Hall Meeting Room, 4160 Upper Mountain Road, Sanborn, New York

Attendees included:

Andrew Milleville, Chairman

Harmony Retzlaff-Hurtgam, Vice Chairman

Jennifer Garofalo Member

Daniel Walker, Member

Johnathan Strassheim, Member

Louise Brachmann, Liaison to the Town Board

Abe Platt, Town Attorney

Matthew Cooper, Building Inspector/Code Enforcement

Krista Brocious, Planning /Zoning Board Clerk

Members not in attendance included: Thomas Andrews, Member

Call to Order

The meeting was called to order by Chairman Milleville who welcomed everyone to the meeting and asked everyone to stand for the pledge of allegiance.

Approval of Minutes

Motion: To approve minutes from **March 23, 2026**, meeting

- Made by: Mr. Strassheim
 - Seconded by: Ms. Retzlaff-Hurtgam
 - Vote: All in favor. Motion passed
-

New Business/ Public Hearings

WILLIAMS, Xavier

ZBAV-2026-001

5028 Lower Mtn. Rd., Lkpt

SBL#107.00-2-3.1

3rd Accessory Structure

OWNER/APPLICANT: Xavier Williams

PROPERTY LOCATION: 5028 Lower Mountain Road,
(Tax Map No. 107.00-2-3.1) Lockport,

Approved

Town of Cambria Zoning Board Meeting Minutes

Date: April 27, 2026

Time: 7:00 PM

Location: Town Hall Meeting Room, 4160 Upper Mountain Road, Sanborn, New York

Niagara County, New York

APPLICATION FOR AN AREA VARIANCE of the provisions of the Zoning Code of the Town of Cambria to construct a third (3rd) accessory structure (pole barn) on premises situated within the Agricultural-Residential (AR) Zoning District, whereas the Zoning Code limits the number of unattached accessory structures to two (2) such structures per premises within said district.

Applicant Presentation:

The applicant, represented by Xavier Williams, stated that he and his fiancé recently purchased the property and intend to establish a small-scale agricultural operation. Proposed uses include raising pigs, lambs, goats, and maintaining chickens for eggs and pest control.

The requested pole barn (approximately 25' x 30') is intended to support these operations and would be located set back from the road near a creek area to improve safety, sanitation, and overall farm functionality.

The applicant further explained:

- Existing structures include an older barn (believed to have historical value) and a smaller shed
- The existing barn is in poor condition, with structural and foundation concerns
- They intend to preserve and potentially restore the older structures rather than demolish them
- The new barn is necessary to begin agricultural operations safely and effectively

Board Discussion

- Mr. Strassheim inquired whether any existing structures would be removed; the applicant indicated a preference to retain and rehabilitate them.
- Ms. Retzlaff-Hurtgam and Dr. Garofalo discussed ongoing Town Board review of regulations concerning third accessory structures, particularly for properties exceeding five acres.
- Attorney Platt explained that both the Comprehensive Plan Committee and Agricultural Committee are evaluating potential amendments that may allow additional structures for agricultural use, especially where farming activity is intended but not yet established.

Town of Cambria Zoning Board Meeting Minutes

Date: April 27, 2026

Time: 7:00 PM

Location: Town Hall Meeting Room, 4160 Upper Mountain Road, Sanborn, New York

- Mr. Walker noted that the request appears consistent with agricultural use and would likely align with anticipated zoning changes.

It was further discussed that:

- The condition of existing buildings limits their usability
- The proposed structure would enable the property to function as a farm
- The situation represents a transitional use where improvements are necessary to initiate agricultural activity

Public Hearing

The public hearing was opened.

No comments were received.

The public hearing was closed.

Board Findings

After discussion, the Board determined:

- The benefit cannot be achieved by other feasible means due to the condition and limitations of existing structures
- The variance is not substantial in relation to the property size and intended agricultural use
- There will be no undesirable change in neighborhood character
- No adverse environmental or physical impacts were identified
- The hardship is not self-created

Motion: Resolved that the Board issues a Negative Declaration under SEQRA.

- Made by: Mr. Strassheim
- Seconded by: Mr. Walker
- Vote: All in favor. Motion passed

Motion: Resolved, that the area variance be approved.

- Made by: Mr. Strassheim
- Seconded by: Ms. Retzlaff-Hurtgam
- Vote: All in favor. Motion passed. Variance granted.

Approved

Town of Cambria Zoning Board Meeting Minutes

Date: April 27, 2026

Time: 7:00 PM

Location: Town Hall Meeting Room, 4160 Upper Mountain Road, Sanborn, New York

HENNING, Kevin
4272 Church Rd., Lkpt
3rd Accessory Structure

ZBAV-2026-002
SBL#77.00-2-53.12

OWNER/APPLICANT: Kevin Henning and Jenna Tillotson

PROPERTY LOCATION: 4272 Church Road,
(Tax Map No. 77.00-2-53.12) Lockport,
Niagara County, New York

APPLICATION FOR AN AREA VARIANCE of the provisions of the Zoning Code of the Town of Cambria to construct a third (3rd) accessory structure (shed) on premises situated within the Agricultural-Residential (AR) Zoning District, whereas the Zoning Code limits the number of unattached accessory structures to two (2) such structures per premises within said district.

Applicant Presentation

Area variance to allow construction of a third accessory structure (shed). Mr. Henning stated the purpose of the proposed shed is to store lawn and snow removal equipment, including a lawn mower, snowblower, and plow equipment.

He explained:

- One existing garage is used for vehicle storage
- A second structure is used as a woodworking shop and contains tools and materials from a family lumber business
- Dust and space limitations in the workshop make it unsuitable for equipment storage
- Seasonal movement of equipment is inefficient and difficult, particularly in winter

The applicant indicated flexibility in placement and confirmed the shed would be located behind the garage and not visible from the road.

Board Discussion

Town of Cambria Zoning Board Meeting Minutes

Date: April 27, 2026

Time: 7:00 PM

Location: Town Hall Meeting Room, 4160 Upper Mountain Road, Sanborn, New York

- Mr. Strassheim asked about visibility and confirmed the structure would not be seen from the roadway.
- Mr. Cooper confirmed that neighbors within 500 feet were notified; no objections were received.
- Mr. Cooper clarified foundation requirements, noting frost protection would be required even if over 600 sq. ft.
- Discussion included setback and spacing requirements, with the applicant confirming the structure would be at least 10 feet from existing buildings.
- Ms. Retzlaff-Hurtgam and Mr. Walker discussed that the request is reasonable and consistent with typical residential accessory use.

It was also noted:

- The structure would remain within allowable aggregate square footage limits
- The placement would not impact neighboring properties
- The proposal represents a practical storage solution rather than expansion of use

Public Hearing

The public hearing was opened.

No comments were received.

The public hearing was closed.

Board Findings

The Board determined:

- The benefit cannot be achieved by other feasible means due to space and functional limitations
- The request is not substantial
- No adverse impacts to neighborhood or environment
- No undesirable change to community character
- The hardship is not self-created

Motion: Resolved that the Board issues a Negative Declaration under SEQRA.

- Made by: Ms. Retzlaff-Hurtgam
- Seconded by: Mr. Walker
- Vote: All in favor. Motion passed

Approved

Town of Cambria Zoning Board Meeting Minutes

Date: April 27, 2026

Time: 7:00 PM

Location: Town Hall Meeting Room, 4160 Upper Mountain Road, Sanborn, New York

Motion: Resolved, that the area variance be approved.

- Made by: Mr. Strassheim
 - Seconded by: Mr. Walker
 - Vote: All in favor. Motion passed. Variance granted.
-

Old Business

MCKIE Properties/RIC Energy **ZBUV-2025-003**
5147 Lkpt Rd., Lkpt **SBL#121.00-2-46.211**
Coordinated Review/Further Proceedings

Attorney Platt reported that the Planning Board has issued a Positive SEQRA Declaration, requiring expanded environmental review.

The application will be returned to the Zoning Board following completion of that process.

Special Permit-Renewals:

PROEFROCK, Cody **ZSP-2021-005**
3041 Upper Mtn., Sanborn **SBL#105.13-1-14.2**
Animal Husbandry- Ducks

- A signed letter indicating a request to renew the special permit was provided to the building department.
- No complaints or issues were reported by the Building Inspector.

Motion:

- Motion to renew special permit for five (5) years
 - Motion by: Ms. Retzlaff-Hurtgam
 - Seconded by: Dr. Garofalo
 - Vote: All in favor. Motion Carried

MATYAS, Christopher **2010-003**

Approved

Town of Cambria Zoning Board Meeting Minutes

Date: April 27, 2026

Time: 7:00 PM

Location: Town Hall Meeting Room, 4160 Upper Mountain Road, Sanborn, New York

4935 Lockport Rd., Lkpt
Light Manufacturing

SBL# 121.00-2-73

- A signed letter indicating a request to renew the special permit was provided to the building department.
- No complaints or issues were reported by the Building Inspector.

Motion:

- Motion to renew special permit for five (5) years
 - Motion by: Ms. Retzlaff-Hurtgam
 - Seconded by: Mr. Walker
 - Vote: All in favor. Motion Carried

FORSEY, Craig
5020 Baer Rd., Sanborn
Chickens

ZSP-2021-004
SBL#105.00-1-32.2

- A signed letter indicating a request to renew the special permit was provided to the building department.
- No complaints or issues were reported by the Building Inspector.

Motion:

- Motion to renew special permit for five (5) years
 - Motion by: Ms. Retzlaff-Hurtgam
 - Seconded by: Mr. Walker
 - Vote: All in favor. Motion Carried

DEUBLE, Brian
5266 Baer Rd., Sanborn
Chickens

ZSP-2021-002
SBL#119.00-1-37

- A signed letter indicating a request to renew the special permit was provided to the building department.
- No complaints or issues were reported by the Building Inspector.

Motion:

Approved

Town of Cambria Zoning Board Meeting Minutes

Date: April 27, 2026

Time: 7:00 PM

Location: Town Hall Meeting Room, 4160 Upper Mountain Road, Sanborn, New York

- Motion to renew special permit for five (5) years
 - Motion by: Ms. Retzlaff-Hurtgam
 - Seconded by: Dr. Garofalo
 - Vote: All in favor. Motion Carried

FARRELL-Danielewicz, Renee
5935 Baer Rd., Sanborn
Chickens

ZSP-2025-001
SBL#134.00-1-30.22

- A signed letter indicating a request to renew the special permit was provided to the building department.
- No complaints or issues were reported by the Building Inspector.

Motion:

- Motion to renew special permit for five (5) years
 - Motion by: Ms. Retzlaff-Hurtgam
 - Seconded by: Mr. Strassheim
 - Vote: All in favor. Motion Carried

PUFPAFF, Edward
5148 Shawnee Rd., Sanborn
Private Kennel

2004-07
SBL#119.00-2-18.112

- A signed letter indicating a request to renew the special permit was provided to the building department.
- No complaints or issues were reported by the Building Inspector.

Motion:

- Motion to renew special permit for five (5) years
 - Motion by: Ms. Retzlaff-Hurtgam
 - Seconded by: Mr. Strassheim
 - Vote: All in favor. Motion Carried
-

Approved

Town of Cambria Zoning Board Meeting Minutes

Date: April 27, 2026

Time: 7:00 PM

Location: Town Hall Meeting Room, 4160 Upper Mountain Road, Sanborn, New York

REPORTS

- Building Inspector: No report
- Town Attorney: Provided update on proposed zoning amendments related to accessory structures
- Board Members: No additional reports

ADDITIONAL DISCUSSION

Dr. Garofalo requested clarification on the special permit renewal process.

Attorney Platt explained:

- Permits generally begin with a one-year approval period
- If no complaints are received, renewals may be extended to five years
- Complaints or violations may trigger review or revocation proceedings

Adjournment

- **Motion:** Mr. Strassheim
 - **Second:** Mr. Walker
 - **Vote:** All in favor. Motion carried.
 - **Meeting adjourned @ roughly 7:30 PM**
-

Krista Brocious

Planning/Zoning Clerk