Approved

Town of Cambria Zoning Board Meeting Minutes

Date: August 24, 2026
Time: 7 PM
Location: Town Hall Meeting Room, 4160 Upper Mountain Road

Attendees included:
Andrew Milleville, Chairman
Harmony Retzlaff-Hurtgam, Vice Chairman
Daniel Walker, Member
Johnathan Strassheim, Member
Charlotte Patterson, Member
Abe Platt, Town Attorney
Melissa Germann, Planning/Zoning Board Clerk

Members not in attendance: Chris Cates – Alternate 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 made by H. Retzlaff-Hurtgam, Seconded by J. Strassheim, to approve minutes of **July 21, 2026,** meeting. **Motion unanimously carried.**

McCALISTER, Patricia **ZSP-2026-005**
5133 Baer Rd, Sanborn **SBL: 119.00-2-54.2**
Special Permit to counseling services in a portion of a barn

OWNER/APPLICANT: Patricia McCalister

PROPERTY LOCATION: 5133 Baer Road,
(Tax Map No. 119.00-2-54.2) Sanborn, Niagara County, New York

APPLICATION FOR A SPECIAL USE PERMIT to operate a business offering counseling services in a portion of an existing accessory structure (barn) on premises situated within the Agricultural Residential (AR) Zoning District.

The Town Attorney read the Public Hearing Notice. The Hearing was opened by Chairman Milleville at 7:01 pm.

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Applicant Presentation

The applicant, Ms. McCalister, outlined her request for a Special Permit. Ms. McCalister is a mental health counselor and wants space to meet with her clients at her residence. She sees six to eight clients a day, once a week and these clients are seen one at a time.

Public Hearing

The Hearing was opened for questions and comments. No one appeared for or against the Special Permit request. The Public Hearing was closed at 7:04pm.

Board Discussion/Questions

1. What are the building requirements? The Board requested that the Building Inspector, Justin Kroening, visit the site.
2. Will there be any outside storage? Answer: No, and there will not be any parking issues. The driveway can accommodate an overlap of two clients.
3. Signage? Answer: No signage.
4. Will you maintain the exterior of the barn? Answer: Yes, but Ms. McCalister may change a window in the barn.

Motion: A Motion was made by J. Strassheim, Seconded by H. Retzlaff-Hurtgam to forward this application to the Planning Board for their report. **Motion unanimously carried.**

RAGWEED Force LLC/Operating Engineers **ZSP-2026-007**
3365 Ridge Rd, Ransomville **SBL: 77.00-2-61.1**
Special Permit for Warehousing & Online Retail

OWNER/APPLICANT: Ragweed Forge LLC/Operating Engineers

PROPERTY LOCATION: 3365 Ridge Road,
(Tax Map No. 77.00-2-61.1) Ransomville, Niagara County, New York

APPLICATION FOR A SPECIAL USE PERMIT to operate a warehouse/online retail business in an existing structure on premises situated within the Agricultural Residential (AR) Zoning District.

The Town Attorney read the Public Hearing Notice. The Hearing was opened by Chairman Milleville at 7:06 pm.

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Applicant Presentation

The applicant, Robert from Ragweed Forge, outlined his request for a Special Permit. He has an online business and is purchasing property so that he can grow his business. He will also, from time to time, need to store items for his business, thus the warehouse portion of the Special Permit request.

Public Hearing

The Hearing was opened for questions and comments. No one appeared for or against the Special Permit request. The Public Hearing was closed at 7:08 pm.

Board Discussion/Questions

1. What is your business? Answer: importing survival equipment that is shipped all over the US.
2. Will there be any outside storage? Answer: No.
3. Will there be any noise? Answer: No.
4. Will there be changes to the exterior? Answer: Painting.
5. Signage? Answer: The sign will be changed.
6. Is your business distribution or will you be a storage facility? Answer: Distribution only. NOTE to the applicant: Storage is not covered by this Special Permit request.

Motion: A Motion was made by C. Patterson, Seconded by D. Walker to forward this application to the Planning Board for their report. **Motion unanimously carried.**

NYE, Joseph **ZBAV-2026-007**
4636 Ridge Rd **SBL: 79-00-1-27**
Variance requests to split property & set house back to 300 feet

OWNER/APPLICANT: Joseph and Brenna Nye

PROPERTY LOCATION: 4636 Ridge Road,
(Tax Map No. 79.00-1-27) Lockport,
Niagara County, New York

APPLICATION FOR AREA VARIANCES of the provisions of the Zoning Code of the Town of Cambria to (1) subdivide premises situated within the Agricultural Residential (AR) Zoning District into two lots where one or both resulting lots would have less than 150 feet of frontage, whereas the Zoning Code requires such lots to have a minimum frontage of 150 feet within said district, and (2) to construct a residence on one of the resulting lots with a front setback

of 300 feet, whereas the Zoning Code requires a maximum front setback of 125 feet within said district.

The Town Attorney read the Public Hearing Notice. The Hearing was opened by Chairman Milleville at 7:11 pm.

Applicant Presentation

The applicant, Joseph Nye, outlined his request for two variances. Mr. & Mrs. Nye purchased the lot in 2022. Mr. Nye would like to split his property and build a new house on the portion that currently has a barn. He would like to build the new house three hundred (300) feet back from the road. Mr. Nye's property, according to tax records, is three hundred (300) feet in width. His surveyor claims the property is two hundred sixty-nine (269) feet in width. The property flares out, less than fifty (50) feet back from the road, the property is three hundred (300) in width. The applicant shared a handout with the Board, where there are dozens on properties nearby that have less than the required one hundred fifty (150) feet frontage. There are no sightline issues and the entire property drains well. The neighbor located at 4602 Ridge Rd has a home that is approximately three hundred (300) feet setback from the road.

Public Hearing

The Hearing was opened for questions and comments. No one appeared for or against the Special Permit request. The Public Hearing was closed at 7:19 pm.

Board Discussion/Questions/Comments

1. A Board member wanted to remind the Board that the Comprehensive Plan and the agriculture committees, have recommended no standardized frontage requirements. It was also mentioned that the Town Board is not considering any changes at this time.
2. Would you consider 250 feet or 275 feet setback, rather than 300 feet? Answer: Yes.
3. Would you consider an even split of the properties, frontage of 135 feet times two? The applicant could have two lots that are short frontage or have one conforming lot (150 feet) and one non-conforming (120 feet). Answer: Yes.
4. NOTE: if the Board approved these variance requests, the applicant would still need minor subdivision approval from the Planning Board.
5. Is there room for a new septic system? Answer: there is room for a new septic system, no matter the size of the frontage of the lots.
6. Is this a self-created hardship? Answer: no because the tax map indicates that the parcel is three hundred (300) feet in width. NOTE to applicant: self-creation is not critical in this case because there is a discrepancy with the tax maps.

7. What is your plan with the barn? Answer: wants to keep the barn, however, Mr. Nye is open to demo'ing the barn if it is necessary.
8. What is the grade for the new foundation? Answered by the Building Inspector: twelve (12) inches above the crown of the road.
9. What is the minimum size lot? Answer: 150 X 200 feet. The property is fifty (50) acres.
10. The applicant mentioned that the property drained well. Any drainage issues in the woods? Answer: six hundred (600) feet away from the existing home are some wetlands. 12-mile creek also runs through the property. If Mr. Nye plans on having the new home within three hundred fifty (350) feet of the danger zone of a wetland, he would need to seek relief from the NYSDEC.

Board Findings

After discussion, the Board determined:

- The benefit cannot be achieved by other feasible means due to the condition and limitation of existing property lines but the applicant would be willing to consider different frontage widths.
- The variances are not substantial
- There will be no undesirable change in neighborhood character
- No adverse environmental or physical impacts were identified
- The hardship is self-created, but there is discrepancy with tax maps

NOTE: Both of the following actions are not subject to SEQR, due to the variances being a Type 2 action under SEQR.

Motion: Motion made by J. Strassheim, Seconded by C. Patterson, to approve the eastern parcel to have one hundred (150) feet frontage and the western parcel to be approximately one hundred twenty (120) feet frontage. This approval is contingent upon minor subdivision approval from the Town Planning Board. **Motion unanimously carried.**

Motion: Motion made by C. Patterson, Seconded by D. Walker to approve the variance for the setback of the new house to be three hundred (300) feet. **Motion unanimously carried.**

Special Permit – Renewal:

DUNN, Cheri & Steve **ZSP-2019-007**
3494 Upper Mtn Rd, Sanborn **SBL: 119.00-2-1**
Less than 10 Chickens

Approved

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The Board reviewed the application for the renewal of a special permit for chickens. The applicants have had this permit since 2019.

- No issues or complaints were reported by the Building Inspector.
- Prior approvals included an initial one-year term followed by a five-year renewal.

Motion: Motion made by H. Retzlaff-Hurtgam, Seconded by D. Walker, to renew the Special Permit for five (5) years, expiring in 2031. **Motion unanimously carried.**

Report:

- Town Attorney: No report
- Building Inspector: No report
- Board members: No report
- Town Board Liaison: No report

Adjournment: Motion made by C. Patterson, Seconded by H. Retzlaff-Hurtgam to adjourn the meeting at 7:46pm. **Motion unanimously carried.**

Melissa Germann
Planning/Zoning Clerk