

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 24<sup>th</sup> day of August, 2026, commencing at 7:00 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: 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.

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.

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.

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

Dated: August 11, 2026

By Order of the  
TOWN OF CAMBRIA  
ZONING BOARD OF APPEALS