

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 18th day of May, 2026, commencing at 6:30 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: Nicholas and Heather Lipsius

PROPERTY LOCATION: 5238 Subbera Road,
(Tax Map No. 120.07-1-13) Lockport,
Niagara County, New York

APPLICATION FOR AN AREA VARIANCE of the provisions of the Zoning Code of the Town of Cambria to construct an accessory structure (barn-style shed) in the side yard of the premises situated within the Agricultural-Residential (AR) Zoning District, whereas the Zoning Code requires such structures to be located not closer to the street line than the rear main wall of the principal dwelling within said district.

OWNER/APPLICANT: Kathryn and Adam Walek

PROPERTY LOCATION: 5042 Baer Road,
(Tax Map No. 105.00-1-34) Sanborn,
Niagara County, New York

APPLICATION FOR A SPECIAL USE PERMIT to raise and house between two (2) and four (4) Nigerian Dwarf goats, for animal-assisted therapy purposes, on premises situated within the Agricultural Residential (AR) Zoning District.

OWNER/APPLICANT: Kathryn and Adam Walek

PROPERTY LOCATION: 5042 Baer Road,
(Tax Map No. 105.00-1-34) Sanborn,
Niagara County, New York

APPLICATION FOR A SPECIAL USE PERMIT to raise and house ten (10) chickens on premises situated within the Agricultural Residential (AR) Zoning District.

OWNER/APPLICANT: Paul Otto

PROPERTY LOCATION: 5313 Subbera Road,
(Tax Map No. 120.00-2-58) 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 primary residence with a front setback of 533 feet on premises situated within the Agricultural-Residential (AR) Zoning District, whereas the Zoning Code requires such structures to have a maximum front setback of 125 feet from the right-of-way of all roads within said district.

OWNER/APPLICANT: Paul Otto

PROPERTY LOCATION: 5313 Subbera Road,
(Tax Map No. 120.00-2-58) Lockport,
Niagara County, New York

APPLICATION FOR A SPECIAL USE PERMIT to construct a pond (with an approximately 140' diameter and totalling less than ½ an acre in area) on premises situated within the Agricultural Residential (AR) Zoning District.

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

Dated: May 6, 2026

By Order of the
TOWN OF CAMBRIA
ZONING BOARD OF APPEALS