Approved

Town of Cambria Zoning Board Meeting Minutes

Date: September 28, 2026
Time: 7 PM
Location: Town Hall Meeting Room, 4160 Upper Mountain Road

Attendees included:
Harmony Retzlaff-Hurtgam, Vice Chairman
Johnathan Strassheim, Member
Charlotte Patterson, Member
Kris Cates, Member
Abe Platt, Town Attorney
Louise Brachmann, Town Board Liaison
Justin Kroening, Building Inspector
Melissa Germann, Planning/Zoning Board Clerk

Members not in attendance: Andrew Milleville, Daniel Walker

Call to Order

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

Approval of Minutes

Motion made by J. Strassheim, Seconded by C. Patterson, to approve minutes of **August 24, 2026,** meeting. **Motion unanimously carried.**

SCHUSTER, Robert & Patrice **ZBAV-2026-008**
5087 Carriage Ln, Lkpt **SBL: 107.04-1-38**
Area Variance to construct a 3rd accessory structure

OWNER/APPLICANT: Robert and Patrice Schuster

PROPERTY LOCATION: 5087 Carriage Lane,
(Tax Map No. 107.04-1-38) 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.

The Town Attorney read the Public Hearing Notice. The Hearing was opened by Vice-Chairman Retzlaff-Hurtgam at 7:02 pm.

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Applicant Presentation

The applicant, Mr. Schuster, outlined his request for an area variance. The Schuster's are planning an Amish built shed, 130 feet from the East property line, 110 feet from the North property line, 200 feet from the South property line, and 29 feet from the West property line.

Public Hearing

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

Board Discussion/Questions

1. Will you have a foundation? Answer: No foundation but there will be six inches of stone.
2. How far will the new shed be from the existing garage? Answer: Approximately, twenty feet.
3. Will there be power to this shed? Answer: Not at this time.
4. What is the total square footage of all accessory structures? Answer: The Town code permits a combined (less than) two thousand, five hundred square feet. The combined square footage at this property – less than one thousand three hundred. Square feet.

Motion: This variance request is a Type 2 action under SEQR, no further environmental action is required. A Motion was made by J. Strassheim, Seconded by C. Patterson to approve the variance due to the total square footage and clearances around the new shed. **Motion unanimously carried.**

WENDT, Trevor & Rachel **ZBAV-2026-009**
4445 VanDusen Rd, Lkpt **SBL: 93.00-1-1.21**
Area Variance to construct a 4800 sq ft accessory structure

OWNER/APPLICANT: Trevor and Rachel Wendt

PROPERTY LOCATION: 4445 VanDusen Road,
(Tax Map No. 93.00-1-1.21) Lockport, Niagara County, New York

APPLICATION FOR AREA VARIANCES of the provisions of the Zoning Code of the Town of Cambria to (1) construct an accessory building measuring approximately 4,800 square feet on a parcel in excess of five acres situated within the Agricultural-Residential (AR) Zoning District, whereas the Zoning Code limits the maximum square footage of a single accessory building to 2,000 square feet on a parcel in excess of five acres within said district, and (2) to place

said accessory building at a side setback of 62 feet, whereas the Zoning Code requires a minimum side setback of 100 feet within said district.

The Town Attorney read the Public Hearing Notice. The Hearing was opened by Vice-Chairman Retzlaff-Hurtgam at 7:09 pm.

Proposed Law: The Town Attorney discussed the proposed law expanding the requirements for accessory structures. The proposed requirements would not apply to farm operations.
County Recommendation: The Niagara County Planning Board recommended approval of the proposal.

Applicant Presentation

The applicants and their attorney were in attendance. Attorney Morgan Jones spoke on behalf of his clients. The request is to construct an accessory structure (pole barn) 43 feet from the existing house, 62 feet from the side property line and 226 feet from VanDusen Rd. Based on neighboring properties that have pole barns, this pole barn won't change the character of the neighborhood.

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 7:16pm.

Board Discussion/Questions

1. What about water management? Answer: All roof drains will be directed to the road ditch.
2. Comment: Safety is the most important; there is enough space to do that on this parcel.

Motion: This variance request is a Type 2 action under SEQR, no further environmental action is required. In lieu of the proposed new changes to accessory structures**,** a Motion was made by C. Patterson, Seconded by K. Cates to approve the variance request. **Motion unanimously carried.**

Motion: A motion was made by C. Patterson, Seconded by K. Cates to hold the McCalister request, 5133 Baer Rd, until the end of the meeting. **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

Approved

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On September 21, 2026, the applicant appeared before the Planning Board for their recommendation. After several questions, the Planning Board recommended Special Use permit approval.

Applicant Presentation (from August ZBA meeting)

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.

The applicant has also created a new LLC for this location. He requests that 3365 Ridge Rd LLC be added to the list of applicants. Ragweed Forge LLC and 3365 Ridge Rd LLC are controlled by the same entity for application purposes. The Board was amenable to this request.

Motion: A Motion was made by J. Strassheim, Seconded by K. Cates to approve the Special Use Permit for the Operating Engineers, Ragweed Forge LLC and 3365 Ridge Rd LLC. Ragweed Forge LLC and 3365 Ridge Rd LLC to comply with all relevant Town Lasw, ordinances and NYS Building & Fire Codes. **Motion unanimously carried.**

Special Permit – Renewal:

CONTE, James & Luann **ZSP-2020-005**
4252 Plank Rd **SBL: 79.00-1-73**
Less than 10 Chickens

The Board reviewed the application for the renewal of a special permit for chickens. The applicants have had this permit since 2020.

- 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 C. Patterson, Seconded by J. Strassheim, to renew the Special Permit for five (5) years, expiring in 2031. **Motion unanimously carried.**

LAWRENCE, Jason **ZSP-2015-015**
5858 Shawnee Rd **SBL: 120.00-1-68**
10 Chickens

The Board reviewed the application for the renewal of a special permit for chickens. The applicants have had this permit since 2015.

- No issues or complaints were reported by the Building Inspector.

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- Prior approvals included an initial one-year term followed by five-year renewals.

Motion: Motion made by J. Strassheim, Seconded by K. Cates, to renew the Special Permit for five (5) years, expiring in 2031. **Motion unanimously carried.**

WISOR, Eric **ZSP-2015-015**
2958 Ridge Rd **SBL: 91.00-1-1.2**
Store Front Business

The Board reviewed the application for the renewal of a special permit for a store front business. The applicants have had this permit since 2015.

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

Motion: Motion made by C. Patterson, Seconded by J. Strassheim, to renew the Special Permit for five (5) years, expiring in 2031. **Motion unanimously carried.**

HAHN, Richard **3-03-03**
4501 Ridge Rd **SBL: 79.00-1-7**
Landscape/Garden supplies/Display

The Board reviewed the application for the renewal of a special permit for chickens. The applicants have had this permit since 2003.

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

Motion: Motion made by J. Strassheim, Seconded by C. Patterson, to renew the Special Permit for five (5) years, expiring in 2031. **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

On September 21, 2026, the applicant appeared before the Planning Board for their recommendation. After several questions, the Planning Board recommended Special Use permit approval.

Applicant Presentation (from August ZBA Meeting)

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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.

Ms. McCalister did not attend tonight's meeting. The Building Inspector has scheduled a meeting with her to determine the Building Department's next steps. This pending meeting may explain her absence.

Motion: A Motion was made by J. Strassheim, Seconded by K. Cates table this agenda item until the October ZBA meeting. **Motion unanimously carried.**

Reports:

- Town Attorney: two items have been put forth to the Town Board: (1) proposed Accessory Structure code changes and (2) the transfer of Special Use Permit determinations to the Planning Board. The Cambria Citizen Advisory Committee and the Niagara County Planning Board have recommended approval on both items.
- Building Inspector: No report.
- Board members: No report.
- Town Board Liaison: No report.

Adjournment: Motion made by C. Patterson, Seconded by J. Strassheim to adjourn the meeting at 7:35pm. **Motion unanimously carried.**

Melissa Germann
Planning/Zoning Clerk