

**Comprehensive Plan Committee**

**Date:** January 29, 2026

**Time:** 4:15 p.m.

**Location:** Cambria Town Hall

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**1. Call to Order**

- The meeting was called to order at 4:19 p.m. by Attorney Platt.

**2. Roll Call / Attendance**

- Members present: Karl Brenzel, Roger Palmer, Jason Wolski and M. Zanutto
- Also in attendance Abraham J. Platt, Esq. Town of Cambria Attorney

**3. Proposed Meeting Agenda**

- Motion to Approve the proposed agenda made by R. Palmer and seconded by M. Zanutto. By a vote of 4 ayes to 0 nays, the motion was carried and the proposed agenda approved.

**4. Minutes of December 29, 2025**

- Motion to Approve the minutes of the December 29, 2025 meeting made by R. Palmer and seconded by M. Zanutto. By a vote of 4 ayes to 0 nays, the motion was carried and the minutes were approved.

**5. Old Business**

i. Proposed Internal Rules and Regulations

- A brief discussion was had regarding the previously circulated proposed Internal Rules and Regulations. The members confirmed that they had reviewed same. The members discussed the previously discussed revisions whereby any public comment period to be held at any future meetings would be at the discretion of the Committee.
- Motion to Approve proposed Internal Rules and Regulations, as amended, made by M. Zanutto and seconded by K. Brenzel. By a vote of 4 ayes to 0 nays, the motion was carried and the proposed Internal Rules and Regulations were approved and adopted.

ii. Nomination and Election of Officers

- Motion to Nominate M. Zanutto as Chairman made by K. Brenzel and seconded by J. Wolski. By a vote of 4 ayes to 0 nays, the motion was carried and M. Zanutto was elected as Chairman.

- Motion to Nominate R. Palmer as Secretary made by K. Brenzel and seconded by M. Zanutto. By a vote of 4 ayes to 0 nays, the motion was carried and R. Palmer was elected as Secretary.

#### **6. New Business**

- Motion to enter Executive Session to discuss and deliberate upon referred topics was made at 4:32 p.m. by R. Palmer and seconded by J. Wolski. By a vote of 4 ayes to 0 nays, the motion was carried and the Committee entered Executive Session.
- Motion to exit Executive Session was made at 5:21 p.m. by R. Palmer and seconded by M. Zanutto. By a vote of 4 ayes to 0 nays, the motion was carried and the Committee exited Executive Session.
- Motion to recommend that the Town Board amend the Zoning Ordinance to allow for a maximum of three accessory structures on lots 5 acres and greater, with an aggregate square footage of a maximum of 5,000 square feet and with the largest such structure being no larger than 2,500 square feet was made by M. Zanutto and seconded by R. Palmer. By a vote of 4 ayes to 0 nays, the motion was carried.
- Motion to table the matter concerning reducing the subject frontage requirements to allow the members to consult a Town Zoning Map was made by J. Wolski and seconded by M. Zanutto. By a vote of 4 ayes to 0 nays, the motion was carried and the matter was tabled.
- Motion to recommend that the Town Board enact the proposed Local Law No. 1 of 2026 was made by K. Brenzel and seconded by R. Palmer. By a vote of 4 ayes to 0 nays, the motion was carried.

#### **7. Next Meeting**

- A brief discussion was had regarding the date of the next scheduled meeting.
- Motion to schedule the next meeting for February 26, 2026, at 4:15 p.m., was made by M. Zanutto and seconded by K. Brenzel. By a vote of 4 ayes to 0 nays, the motion was carried and the next meeting was scheduled for February 26, 2026, at 4:15 p.m.

#### **8. Additional Matters**

- A brief discussion was had regarding the drafting and circulation of the Committee's Determinations. R. Palmer and M. Zanutto discussed options for transcribing the meeting minutes to facilitate proper recording. Members asked of the Attorney whether the Attorney is able to draft and circulate the Committee's determinations. Attorney suggested that with Committee action, this could be the method selected.
- Motion to authorize the Town Attorney to reduce the Committee's determinations to writing and to circulate same was made by R. Palmer and seconded by M. Zanutto. By a

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vote of 4 ayes to 0 nays, the motion was carried and the Town Attorney was authorized to reduce the Committee's determinations to writing and to circulate same.

**9. Adjournment**

- At 5:36 p.m., a motion to adjourn the meeting was made by M. Zanutto and seconded by K. Brenzel. By a vote of 4 ayes to 0 nays, the motion was carried and the meeting was adjourned.

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Respectively submitted for the record,

Abraham J. Platt, Esq., Town Attorney  
For Town of Cambria Comprehensive Plan Committee Secretary R. Palmer