

Abraham J. Platt, Town Attorney

---

Town of Cambria  
4160 Upper Mountain Road • Sanborn NY 14132  
Telephone: 716-433-7664, ext. 123  
Fax: 716-433-7164

April 9, 2026

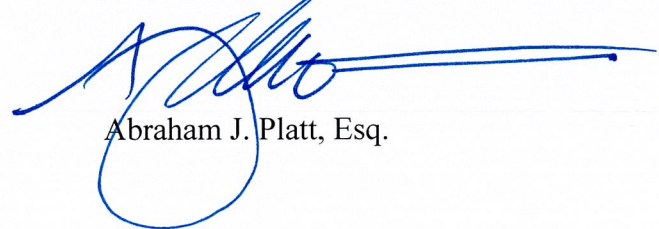
TO: CAMBRIA TOWN BOARD  
FROM: CAMBRIA TOWN ATTORNEY

**RE: COMPREHENSIVE PLAN COMMITTEE ACTION**

Please take note that the Town of Cambria's Comprehensive Plan Committee took the following action at its March 26, 2026 meeting relative to a referral from the Town Board:

1. By a vote of 5-0, the Committee issued a formal recommendation that the Town Board maintain the Town Zoning Ordinance's present frontage requirement, for parcels situated north of Upper Mountain Road, at 150 feet of frontage. The bases for its determination are that the Town's Comprehensive Plan strives to retain agricultural land and that reducing said frontage requirement could encourage subdivisions that would result in more individual parcels than would be presently possible. Further, the Committee indicated that landowners north of Upper Mountain Road possess the ability to apply for an area variance from the Cambria Zoning Board of Appeals and have their case and circumstances determined on an individual basis, should such landowners seek to subdivide a parcel that has less than 300 feet of frontage.

Very truly yours,



Abraham J. Platt, Esq.