

Approved

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# Town of Cambria Zoning Board Meeting Minutes

**Date:** January 26, 2026

**Time:** 7:00 PM

**Location:** Town Hall Meeting Room, 4160 Upper Mountain Road, Sanborn, New York

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**Attendees included:**

Andrew Milleville, Chairman

Thomas Andrews

Mark March, Member

Harmony Retzlaff-Hurtgam, Member

Jennifer Garofalo Member

Louise Brachmann, Liaison to the Town Board

Abe Platt, Town Attorney

Matthew Cooper, Building Inspector/Code Enforcement

Krista Brocious, Planning /Zoning Board Clerk

**Members not in attendance included:**

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## Call to Order

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

## Approval of Minutes

**Motion :** To approve minutes from **December 15, 2025** meeting

- Made by: Mr. Andrews
  - Seconded by: Mr. March
  - Vote: All in favor. Motion passed.
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**The Public Hearings were read by Attorney Platt.**

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**HASELEY, Kevin**

**3449 Raymond Rd., Sanborn**

**ZBAV-2025-020**

**SBL#134.00-1-58**

***Area Variance-Shed closer to property line.***

OWNER/APPLICANT: Kevin Haseley

PROPERTY LOCATION: 3449 Raymond Road,  
(Tax Map No. 134.00-1-58) Sanborn,

Approved

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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 (shed) at a distance of approximately two feet from the side property line on premises situated within the Agricultural Residential (AR) Zoning District, whereas the Zoning Code requires such structures to be placed at least ten feet from the side property line within said district.

## **Applicant Statement:**

Mr. Hasley explained that a chicken coop had existed in the same location for approximately ten (10) years. He replaced it with a 12' x 20' shed for motorcycle storage. Moving the shed to comply with the setback would require removal of a mature maple tree. A letter of support from the adjacent neighbor was submitted, stating no objection to the shed's location.

## **Public Comment:**

None.

## **Public Hearing Closed.**

## **Board Discussion:**

The Board discussed the pre-existing structure, lack of feasible alternatives, neighborhood character, and the letter of neighbor support.

## **SEQRA:**

- **Motion** for a Negative Declaration
- **Moved by:** Mr. Andrews
- **Seconded by:** Ms. Retzlaff-Hurtgam
- **Vote:** All Ayes, motion carried

## **Decision:**

- **Motion** to approve the area variance
- **Moved by:** Mr. Andrews
- **Seconded by:** Dr. Garofalo
- **Roll Call Vote:**

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- Chairman Milleville – Aye
- Mr. Andrews- Aye
- Dr. Garofalo – Aye
- Ms. Retzlaff-Hurtgam – Aye
- Mr. March – Nay
- One opposed
- **Result:** Approved, 4–1

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**DEERING, Jeffrey**  
**4090 Burch Rd., Ransomville**  
*Area Variance -3<sup>rd</sup> Structure*

**ZBAV-2025-021**  
**SBL#77.00-1-55**

OWNER/APPLICANT: Jeffrey Deering and Nicole Beringer  
PROPERTY LOCATION: 4090 Burch Road,  
(Tax Map No. 77.00-1-55) Ransomville,  
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 accessory structure (pool house) on premises situated within the Agricultural Residential (AR) Zoning District, whereas the Zoning Code permits only two such accessory structures on certain lots within said district.

**DEERING, Jeffrey**  
**4090 Burch Rd., Ransomville**  
*Area Variance -Pool house in side yard*

**ZBAV-2025-021**  
**SBL#77.00-1-55**

OWNER/APPLICANT: Jeffrey Deering and Nicole Beringer  
PROPERTY LOCATION: 4090 Burch Road,  
(Tax Map No. 77.00-1-55) Ransomville,  
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 (pool house) in the side yard of premises situated within the Agricultural Residential (AR) Zoning District, whereas the

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Zoning Code requires such structures to be placed behind the rear main wall of the principal dwelling within said district.

**Application A: Area variance to allow a third accessory structure (pool house), where only two are permitted.**

**Application B: Area variance to permit placement of the pool house in the side yard, ahead of the rear wall of the principal dwelling.**

**Public Notice** was read into the record.

**Applicant Statement:**

Mr. Deering explained the pool was previously approved in the side yard and that the pool house was contemplated at that time. The property consists of approximately ten (10) acres, is heavily wooded, and the proposed structure would not be visible from the road. The pool house would be used solely for private residential purposes.

**Public Comment:**

None.

**Public Hearing Closed.**

**Application A – Third Accessory Structure**

**Board Discussion:**

The Board noted the large lot size, prior approval of the pool, lack of neighborhood impact, and potential future zoning amendments under consideration by the Town Board.

**SEQRA:**

- **Motion** for a Negative Declaration
- **Moved by:** Mr. Andrews
- **Seconded by:** Mr. March
- **Vote:** All Ayes, motion carried

**Decision:**

- **Motion** to approve the area variance for a third accessory structure

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- **Moved by:** Mr. Andrews
- **Seconded by:** Ms. Retzlaff-Hurtgam
- **Vote:** All Ayes, motion carried

### Application B – Pool House Location (Side Yard)

#### Board Discussion:

The Board found the proposal consistent with the previously approved pool variance and determined the location would not alter neighborhood character.

#### SEQRA:

- **Motion** for a Negative Declaration
- **Moved by:** Mr. March
- **Seconded by:** Mr. Andrews
- **Vote:** All Ayes, motion carried

#### Decision:

- **Motion** to approve the area variance permitting placement of the pool house in the side yard
- **Moved by:** Mr. Andrews
- **Seconded by:** Mr. March
- **Vote:** All Ayes, motion carried

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### Other Business

- Chairman Milleville thanked the Town Board for the appointment and acknowledged Peter Smith for his years of service.
- The Town Attorney reported that zoning ordinance revisions are under review by the Comprehensive Plan Committee and may proceed to public hearing in the coming months.
- A question was raised regarding interest in joining the Zoning Board; applicants were directed to contact the Town Supervisor.

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### Adjournment

- **Motion:** Mr. Andrews
- **Second:** Ms. Retzlaff-Hurtgam
- **Vote:** All in favor. Motion carried.
- **Meeting adjourned @ roughly 7:25 PM**

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*Krista Brocius*

Planning/Zoning Clerk