

Town of Cambria Zoning Board Meeting Minutes July 28, 2025

Call to order

A meeting of the **Zoning Board of Appeals** was held at **Cambria Town Hall** on **July 28, 2025**, @ 7:00 p.m. Chairman Smith welcomed everyone, followed by the Pledge of Allegiance. At this time, everyone observed a moment of silence for our long-time Zoning Member, Cheryl Shoop, who has recently passed.

Attendees included:

Peter A. Smith, Chairman
Thomas Andrews, Vice Chairman
Mark March, Member
Harmony Retzlaff-Hurtgam, Member
Andrew Milleville, Member
Jennifer Garofalo, Alt. Member
Randy Roberts, Liaison to the Town Board
Abe Platt, Town Attorney
Building Inspector/Code Enforcement, James McCann
Deputy Building Inspector/Code Enforcement, Matthew Cooper
Krista Brocious, Planning /Zoning Board Clerk

Members not in attendance included:

Approval of minutes

A motion to approve the **June 23, 2025**, minutes was made by Mr. Andrews and seconded by Ms. Retzlaff-Hurtgam; all in favor, motion carried.

Attorney Platt read the Public Hearing Notices.

New Business

SCHMIDT, Eric	ZBAV-2025-010
3593 Upper Mtn. Rd., Sanborn	SBL#105.00-2-35.2
<i>Area Variance- Ground Solar as 3rd Structure</i>	

SCHMIDT, Eric	ZBAV-2025-010
3593 Upper Mtn. Rd., Sanborn	SBL#105.00-2-35.2
<i>Area Variance- Solar not fully behind house</i>	

Mr. Schmidt and Mr. Jeremy Seiling from NYS Essential Power would like to install ground-mounted solar to save money and make the planet a better place. It wouldn't fit or work properly on his roof so that's why it would need to be on the ground and also not directly behind his house for maximum sun exposure.

Town of Cambria Zoning Board Meeting Minutes July 28, 2025

Public hearing was opened.

Public hearing was closed.

The Board members were asking questions about the size and reflectiveness of the array.

Attorney Platt reminded everyone that the issue is about it being a third structure and not being fully behind the house.

There are trees that block the array and Mr. Seiling has never heard of any issues with reflection problems from the arrays.

Motion

A motion to for negative SEQRA regarding the 3rd structure was made by Mr. Andrews and seconded by Mr. Milleville, all in favor, so carried.

A motion to approve the area variance for the 3rd structure was made by Mr. Milleville and seconded by Mr. Andrews, all in favor, so carried.

Motion

A motion to for negative SEQRA regarding the 3rd structure was made by Mr. Andrews and seconded by Mr. March, all in favor, so carried.

A motion to approve the setback was made by Mr. Milleville, and seconded by Mr. Andrews, all in favor, so carried.

Special Permit-Renewals

BILLINGSLEY, Gary
4421 Lower Mtn. Rd., Sanborn
Home Law Office

1993-10
SBL#93.00-1-32

A signed letter indicating a request to renew the special permit was provided to the building department. No concerns from the building department.

Town of Cambria Zoning Board Meeting Minutes July 28, 2025

Motion

A motion to renew the special permit for 5 years was made by Ms. Retzlaff-Hurtgam and seconded by Mr. Andrews, all in favor, so carried.

Reports

None

Adjournment

A motion to adjourn @ 7:20 pm was made by Mr. Andrews and seconded by Ms. Retzlaff-Hurtgam; all in favor, so carried.

Krista Brocious

Planning/Zoning Clerk
