

NOTICE OF PUBLIC HEARING
TOWN OF CAMBRIA ZONING BOARD OF APPEALS

PLEASE TAKE NOTICE that a Public Hearing will be held by the Town of Cambria Zoning Board of Appeals, Niagara County, New York, on the 22nd day of September, 2025, commencing at 7:00 P.M., at the Town Hall, 4160 Upper Mountain Road, Sanborn, New York, to hear and consider the following properties and property owners:

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 swimming pool in the side yard area of premises situated within the Agricultural Residential (AR) Zoning District, whereas the Zoning Code requires swimming pools to be placed in the rear yard area of premises within said district.

OWNER/APPLICANT: Manuel Koschnieder

PROPERTY LOCATION: 4521 North Ridge Road,
(Tax Map No. 78.00-2-7.12) Lockport,
Niagara County, New York

APPLICATION FOR A SPECIAL USE PERMIT to construct a farm pond on premises situated within the Agricultural Residential (AR) Zoning District.

OWNER/APPLICANT: Donald Beecher

PROPERTY LOCATION: 4898 Blackman Road,
(Tax Map No. 106.00-2-51) Lockport,
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 (detached garage) closer than the front foundation of the residence from the street right-of-way, and within twenty-five feet of the residence, located on premises situated within the Escarpment District (ED) Zoning District, whereas the Zoning Code requires such an accessory structure to be situated no closer than the front foundation of a residence from the street right-of-way, and no closer than 25 feet from the residence, located on premises within said district.

(Over)

OWNER/APPLICANT: Veikko Mielonen

PROPERTY LOCATION: V/L Lower Mountain Road,
(Tax Map No. 93.00-2-33.12) 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 single family residence at a distance of 400 feet from the nearest fire hydrant on premises situated within the Agricultural Residential (AR) Zoning District, whereas the Zoning Code requires that such structure be located no more than 125 feet from the nearest fire hydrant on premises within said district.

OWNER/APPLICANT: Christopher Fournier

PROPERTY LOCATION: V/L Thrall Road,
(Tax Map No. 107.00-1-11.22) 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 single family residence with a front setback of 238 feet on premises situated within the Agricultural Residential (AR) Zoning District, whereas the Zoning Code requires a maximum front setback of 125 feet from the right-of-way of all roads on premises within said district.

At such public hearing, all persons interested, who wish to be heard will be heard.

Dated: September 10, 2025

By Order of the
TOWN OF CAMBRIA
ZONING BOARD OF APPEALS