

Village of Gowanda
ZBA Minutes
March 10, 2025

The Zoning Board of Appeals meeting was called to order at 6 PM by Chairman Robert Tiller.

Present: Chairman Robert Tiller, Barbara Nephew, Rev. Travis Grubbs

Public: Judy Gertsch, Beth Rugg, Jacque Emborski, Gerry Emborski, Don & Theresa Girome, Nathan Ovitt, Mark nephew, Tanya Camacho, Diego Camacho, Ray Camacho, Susan Phillips, Joyce Purdy, Barb Ferris, Kristin Tripi, John Cee, Kara Ovitt, Jim & Brenda Mussachio, Robert & Christina Soska

Chairman Robert Tiller-The ZBA received an application for a special use permit for a Llama farm from Diego Camacho on the old Tri County Hospital site on Memorial Dr. Public comments are open. The Village code does not specify Llamas.

Judy Gertsch-lives on Aldrich St. The property is in her backyard, is not for the Llama farm. The Village is not the place for farms. Flooding is a concern.

Beth Rugg-The Village is not a farming area. The land is contaminated.

Jacque Emborski-has owned the property for several years, understands that changes are hard. Does not want the property to be vacant. A lot of rumors about the property that are not true.

Jerry Emborski-the back end of the property is in Town of Perrysburg. The herd of deer are more of nuisance than the Llamas. Feels Llamas would be a great use of the property.

Don & Theresa Girome-has concerns on number of Llamas, the land was first condemned and then a house could not be built because of flooding and flood zone. Worried if another flood came more contamination could happen into the creek with animal feces.

Chairman Tiller asked Jerry to address the other applications or uses for that property and the turn downs for those. Jerry Emborski-The subdivision was not denied; it was never pursued.

Nathan Ovitt-lives on Memorial Dr. Is opposed Llamas, they are livestock, not dogs. Land use alone Llamas would disrupt the intended use of the area. Worried about increased traffic as Memorial Dr is not designed for that. Also worried about Llamas escaping, children jumping in, it's a liability because owners will not occupy the property, animal waste being washed into the creek.

Tanya Camacho-Knew it would a struggle, tried to talk to neighbors. They have 6 Llamas currently. A lot of misinformation on Facebook. Likes the property, has done a lot work already. Has a full report from the DEC, spoke to the engineering who did work for the hospital, working on getting a phase II done on. The Llamas would be kept safe.

Diego Camacho-The Llamas are not dangerous animals.

Ray Camacho-son has been taking care of Llamas since he was a child. He takes them to nursing home, & schools. Treats the Llamas very well.

Susan Phillips-here to answer Llama behavior questions. 30 + years of experience.

Joyce Purdy-asked about fence.

Tanya-have not thought about it yet-electric fence was a rumor not sure where it came from. Did not intend on an electric fence.

Barb Ferris-has Diegos Llamas at her house. Does a lot with Llamas, they are not dangerous.

Kristin Tripi-lives on Memorial, says everyone's biggest concern is the children's safety. Worried about unnecessary traffic. Worried about the fire hydrant in the middle of the property being inaccessible in case of an emergency.

John Cee-How to keep the Llamas inside the fence and types of fencing?

Jim & Brenda Mussachio-has experience with this property. The livestock issue does attract rats. If Llamas are approved, people will want pigs, horse, etc. It is all livestock. The Village need to be cautious and get more details.

Tanya-They will put the work in. Just applied for variance not change in zoning.

The meeting was closed at 6:47 PM.

Respectfully Submitted
Danielle Wagner
Clerk