

**Minutes Approved**  
**May 15, 2017**

**Town of Cambria**  
**Planning Board Meeting**  
**April 24, 2017**

The regular monthly meeting of the Planning Board of the Town of Cambria was called to order by William J. Amacher, Chairman at 7:03 PM. Everyone was welcomed to the meeting, followed by the Pledge to the Flag.

**Members Present:** William J. Amacher, Chairman  
Douglas Mawhiney  
John W. Phillips,  
Roger Schreader, Sr.  
Gerald E. Kroening

**Members Absent:** Garret Meal

**Also Present:** Randy Roberts, Councilman, Acting Town Board Liaison  
James McCann, Building Inspector  
Gary Billingsley, Attorney

A motion was made by Mr. Schreader and seconded by Mr. Phillips to approve the minutes of the March Meeting as presented, unanimously approved, motion carried.

**New Business**

**P-SP-2017-003      Turner Properties/C. Matyas**  
**4935 Lockport Rd, Lockport, NY 14094**  
**SBL# 121.00-2-73**  
**Building Expansion**

Mr. Matyas was present at the meeting and explained that he would like to add a 4,000 square foot expansion on his existing structure. Building plans were provided and shown to the Board. The new building would be pole construction and provide additional space for his machine shop business. Mr. Matyas stated that about 70% of his business is providing turbo compression systems for the medical industry. He currently employs 18 with the possibility of additional employees. The business operates Monday – Friday 8:00AM to 4:30PM, no Saturday or Sunday hours. No additional restrooms will need to be provided. There are currently 3 outside storage containers; there are no plans for more. The property has a gravel/blacktop driveway that has enough room for large trucks to turn around. Mr. Matyas owns a total of 9 acres between his two lots. Mr. McCann stated that in order to comply with fire code the parking will have to be moved away from the building to provide the required 20' fire lane. Mr. McCann further stated that according to New York State Building Code, Type 5B construction must have a designated fire lane adjacent to the building.

**P-SP-2017-003-Turner Properties/C. Matyas-continued**

Mr. Matyas did not agree with Mr. McCann that the fire lane should be located that close to the building, he was concerned that employees may be injured exiting the building directly into a fire lane.

Mr. McCann and Mr. Matyas' architect will discuss these plans to determine how best to resolve this fire lane issue.

Mr. Amacher stated that the Niagara County Planning Board has reviewed this site plan and is recommending approval.

A motion was made by Mr. Kroening and seconded by Mr. Phillips to declare a negative declaration under SEQR, all in favor, motion carried.

A motion was made by Mr. Schreader and seconded by Mr. Mawhiney to approve this site plan providing Mr. McCann and Mr. Matyas to an agreement about the placement of the fire lane, this approval will allow Mr. Matyas to have up to 25 employees, all in favor, motion carried.

**P-SP-2017-004      PCM, LLC/F. Barone, Jr.  
5252 Saunders Settlement Rd, Lockport, NY 14094  
SBL# 121.00-2-28  
Bottle and Can return center**

Mr. David Wendt was present at the meeting representing PCM, LLC and Fran Barone. They would like to turn the former Dawn to Dust Café into a bottle return center. There will be no outside storage. A trailer will come to pick up returned bottles. The hours of operation will be Monday-Saturday from 10:00AM to 6:00PM there will be no hours on Sunday. They will employ no more than 5 employees. They plan to utilize existing sign area that is located in the parking lot of building. Mr. Wendt provided an illustration of proposed sign. No additional lighting will need to be installed they will use what is already in place. Some renovations have been done on the building including plumbing, new water meter and the electricity has been re-done.

Mr. Phillips had some questions about the parking at this site; he was concerned that vehicles may be parked in the right-of-way. Mr. Wendt assured the board that no cars will park in the right-of-way and they plan to utilize existing parking spaces. The Board felt that 8-12 parking spaces will be more than adequate for this type of business.

Mr. Amacher stated that the Niagara County Planning Board has reviewed this site plan and is recommending approval.

A motion was made by Mr. Phillips and seconded by Mr. Mawhiney to declare a negative declaration under SEQR, all in favor, motion carried.

A motion was made by Mr. Kroening and seconded by Mr. Schreader to approve this site plan providing there will be no parking in the right-of-way, all in favor, motion carried.

**New Business-None****Reports:**

**Chairman-** Training will be held for both Planning and Zoning Board Members on Wednesday, June 28, 2017 in Albion from 5:00-9:00PM

**Building Inspector-** Nothing at this time.

**Attorney-** Nothing at this time.

**Board Members-** Nothing at this time.

A motion was made by Mr. Schreader, seconded by Mr. Phillips to adjourn the meeting at 7:50PM.

The next meeting of the Planning Board will take place Monday, May 15, 2017 at 7:00PM.

Respectfully Submitted by  
Melinda Olick

*Melinda Olick*