

**Town of Cambria  
Planning Board Meeting  
June 19, 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  
John W. Phillips,  
Roger Schreader, Sr.  
Gerald E. Kroening  
Garret Meal

**Members Absent:** Douglas Mawhiney

**Also Present:** Matt Foe, Councilman, 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 May Meeting as presented, unanimously approved, motion carried.

**New Business**

**PSBD2017-003      Thomas Ohol  
5832 Comstock Rd, Lockport, NY 14094  
Regarding-SBL# 121.00-2-46.211  
Vacant land located on Campbell Blvd.**

**PSBD2017-004      Thomas Ohol  
5832 Comstock Rd, Lockport, NY 14094  
Regarding-SBL# 121.00-2-46.211  
Vacant land located on Lockport Rd**

**Public Hearing Notice**

Minor subdivision for two (2) lots to be subdivided from premises located on the northwest corner of the intersection of Campbell Boulevard and Lockport Road. Said parcel contains 23.8 acres. The purpose of the request is to subdivide two (2) parcels off said lot, the first lot to contain frontage on Campbell Boulevard, with dimensions of approximately 150 feet in frontage and 300 feet in depth, said parcel to be located between premises commonly known as 5914 and 5954 Campbell Boulevard, and the second lot to contain frontage on Lockport Rd with dimensions of approximately 150 feet in frontage and 966 feet in depth, said parcel to be subdivided from the westerly portion of said parcel.

Planning Board

Continued

**New Business**

June 19, 2017

**PSBD2017-003**

**Thomas Ohol**

**5832 Comstock Rd, Lockport, NY 14094**

**Regarding-SBL# 121.00-2-46.211**

**Vacant land located on Campbell Blvd.**

Mr. Ohol would like to subdivide and create a 150' or 200' by 300' lot for a proposed storage building or Duplex. In the Town of Cambria a 200' lot is required for a Duplex. A motion was made by Mr. Kroening and seconded by Mr. Meal to table this subdivision until the July meeting to allow the proposed buyer time to amend his request and determine the actual dimensions of proposed lot or if he will be constructing a storage facility or a duplex, all in favor, motion carried.

**PSBD2017-004**

**Thomas Ohol**

**5832 Comstock Rd, Lockport, NY 14094**

**Regarding-SBL# 121.00-2-46.211**

**Vacant land located on Lockport Rd**

Mr. Ohol would like to subdivide this lot to create a 150' by 966' lot. The intended buyer of this lot would like to build an ice cream shop and residence. Her business is currently located in the Town of Pendleton. The board was concerned about all that will be involved with utilizing this proposed site. Mr. McCann stated that she is aware of all that will be required with this proposed site. A variance will be needed, site plan review, additional fill will need to be brought in added to this lot. In addition a Storm Pollutant Discharge Elimination System or SPDES Permit will also be required.

The sale of this property is contingent on approval being granted by both the Planning and Zoning Boards.

The Board feels it is premature to grant subdivision approval until the Zoning Board has had as opportunity to consider this proposal. A motion was made by Mr. Phillips and seconded by Mr. Kroening to table this one subdivision until next month's meeting, all in favor, motion carried.

### **Public Hearing- Open**

Debbie Heldson, 5914 Campbell Blvd, was present at the meeting and stated that she received the Public Hearing Notice and just wanted to know what was being planned. There was a discussion that this property is zoned Business or B2. Mrs. Heldson's property is located next to the proposed site.

Joan Kirkland, 5954 Campbell Blvd, was present at the meeting and was also wondering what type of building was being proposed. She has dogs and was concerned about what was going on as she lives on the opposite side

### **Public Hearing- Closed**

Continued

**Site Plan****Erik Gustafson****Approval****4515 Baer Rd, Ransomville, NY 14131****SBL# 91.00-1-44**

Gary Gustafson was present at the meeting representing his son Erik. The Gustafson's would like to erect a Gazebo. The 58' x 40' Gazebo, it will have a metal roof, prebuilt trusses, no electricity or water. They plan to use the Gazebo in place of the tent they normally use for functions at their winery.

A motion was made by Mr. Phillips and seconded by Mr. Schreder to approve the construction of a 58' x 40' Gazebo and resulting in an amendment of the current lay out of the winery, to replace the tents normally used, all in favor, motion carried.

**Old Business-**Nothing at this time.

**Reports:**

**Chairman-** Nothing at this time.

**Building Inspector-** Mr. McCann stated that Dr. Potempa was interested in purchasing Rainbow Vineyards which is a 4.6 acre parcel of land on Upper Mountain Road. Dr. Potempa would like to build duplex structures on this property, was curious how the board felt about this type of project. The Board felt that an idea like this really doesn't fit the plan that is in place for the Town of Cambria. The general feeling is to keep the escarpment area natural.

In addition Dan D'Angelo is considering a request to sub-divide his lot on which he is erecting his new home to create room for another home. The Board did not feel this was a good idea.

**Attorney-** Nothing at this time.

**Board Members-** Mr. Foe stated that Solar continues to be an issue in the Town of Cambria. A meeting was held between Town of Cambria representatives and Wendel Engineering. The meeting was held to re-visit ground mounted solar arrays. During the meeting, Wendel and Town representatives looked at what other communities are doing to address solar issues. They are considering looking at ground mounted solar arrays like an accessory structure. Lot size will determine the permitted size of the solar array. Solar array size could be as small as 500' and as large as 1000'. Nothing definite has been agreed on thus far regarding ground mounted solar arrays. The Board plans to have their position in place by the middle of July.

Planning Board  
Continued

June 19, 2017

A motion was made by Mr. Kroening, seconded by Mr. Schreder to adjourn the meeting at 7:55PM.

The next meeting of the Planning Board will take place Monday, July 17, 2017 at 7:00PM.

Respectfully Submitted by  
Melinda Olick

A handwritten signature in black ink that reads "Melinda Olick". The signature is written in a cursive style with a large, prominent "M" and "O".