

**Town of Cambria
Planning Board Meeting
April 15, 2019**

The regular monthly meeting of the Planning Board of the Town of Cambria was called to order by William J. Amacher, Chairman at 6:00 PM. Everyone was welcomed to the meeting, followed by the Pledge to the Flag.

Members Present: William J. Amacher, Chairman
Roger Schreader
Douglas Mawhiney
Michael D. Sieczkowski
Gerald E. Kroening
Garret Meal

Members Absent: No members were absent

Also Present: Gary Billingsley, Attorney
Matthew Foe, Councilman
Randy Roberts, Councilman, Town Board Liaison
Joseph Ohol, Councilman, Town Board Liaison Zoning Board
James McCann, Building Inspector

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

The public hearing notice was read as it appeared in the town newspaper.

New Business **Richard DeVantier**
PSBD-2019-5 **3769 Upper Mountain Road, Sanborn, NY 14132**
 SBL# 106.00-1-41.111
 Minor Sub-Division

Mr. DeVantier was present at the meeting and is seeking approval from this Board to create a 200' x 450' building lot. If approval is granted he plans to sell the proposed lot to his nephew to build a house. His nephew would like to begin construction this year. There are no issues with this proposed lot.

A motion was made by Mr. Kroening and seconded by Mr. Meal 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 waive the public hearing, all in favor, motion carried.

A motion was made by Mr. Kroening and seconded by Mr. Meal to approve this one (1) lot Minor Sub-Division, all in favor, motion carried.

New Business **Alexandra Plante-105 High Park Blvd, Amherst, NY 14226**
PSP-20019-01 **Kin Loch Farm**
4299 Ridge Road, Lockport, NY 14094
SBL# 78.00-2-24.112
Site Plan

Public Hearing Notice

Site Plan Review to permit applicant to conduct an agribusiness known as Kin Loch Farmstead LLC, including use of a barn for a shop to sell lavender products and conduct private events and classes upon premises commonly known as 4299 Ridge Road.

Mr. and Mrs. Plante were present at the meeting and would like to have a lavender and cut flower field with a small shop (200 square feet) inside their barn to sell products such as lavender candles, jams, honey, flower bouquets and sachets. Essential oil classes will be offered on Wednesdays, with space to host Weddings and baby showers. They plan to have the shop open six (6) months per year on Friday, Saturday and Sunday from 9:00AM-1:00PM.

Public Hearing Open

No public comment

Public Hearing Closed

Kin Loch Farm currently has two (2) acres of lavender 2,000 plants, .5 acres of cut flowers and an apiary. They hope to expand the lavender crop each year.

Mr. Amacher noted the proposal provided by Mr. and Mrs. Plante was very comprehensive and provided all the necessary information. He further explained that their site plan is the first this Board is considering under the newly amended Zoning Ordinance for the Town of Cambria.

Mrs. Plante explained that they will host intimate weddings for 50-150 people. Any wedding over 99 people will be required to rent a tent which will be placed behind the barn. Weddings have been booked July-October 2019 in the evening concluding by 10:00PM. Music will be inside the barn. No weddings will take place on Sundays. Food will be provided by outside caterers there is no kitchen in the barn. The caterers will possess the liquor license. Currently there is no heat in the barn. There are no sprinklers in the barn the pond will be used in the event of a fire. There is a turnaround for fire and handicap vehicles. There is fire truck access to dry hydrate located near barn and pond. The fire company will need to be notified about the dry hydrate to ensure threads will be compatible with those of the fire department. Mr. and Mrs. Plante were reminded not to block the entrance if an emergency should occur.

Kin Loch Farm-Site Plan continued

There will be no other vendors or food trucks. Their intention is to run the lavender farm like a "you pick" strawberry farm not as a festival.

The stone parking lot 180' x 94' will have 50 spots that are each 9' x 18' with two (2) handicapped spaces. There will be sufficient off road parking, if additional spaces are needed the area surrounding the parking lot is flat and will accommodate additional parking if the need arises. There is a stone roadway going in and out of the farm. The dumpster will be located near the parking area.

There are four (4) restrooms and the septic system is located to the east of the barn. Water and lighting are in place. Outside lighting will not include large spotlights.

The small shed located on the property that is used for maintenance equipment.

A wooden hand carved 3' x 5' sign will be in place in the front of the property approximately 60' off Ridge Road. Ridge Road is a 6 rod road or 99' wide.

The Board suggested that future plans be discussed with Mr. McCann the Building Inspector prior to instituting any changes.

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

A motion was made by Mr. Meal and seconded by Mr. Kroening to approve the Kin Loch Lavender Farm Site Plan including marketing activities referenced therein with the following conditions:

1. Tent when necessary will be installed near the barn.
2. All parking will be off the street.
3. Music will be in the barn and comply with the town's noise ordinance.
4. Sign will be installed as proposed with the dimensions of 3' x 5'.
5. Site plan may be amended without the necessity of further Public Hearing.
6. Caterers will have liquor license, all in favor, motion carried.

New Business **Chad and Louise Brachman-Sunflower Field**
PSP-20019-02 **5432 Baer Road, Sanborn, NY 14132**
SBL# 119.00-1-43
Preliminary Discussion re: Special Events Permit

Deanna Przepiora was present at the meeting representing Mr. and Mrs. Brachman. Mr. Amacher informed Ms. Przepiora that an application for a Special Events Permit for the Sunflower field should be turned into the Town of Cambria before May 1, 2019. Special Events at the Sunflower Field are permitted with the Special Events Permit. A Public Hearing can be held for at the next Planning Board Meeting which will be held Monday, May 20, 2019 at 7:00PM.

Mr. McCann can assist with the application process. Mr. Amacher suggested future applicants use the format that Mrs. Plante developed for their Lavender Farm, as it contains much pertinent information.

Mr. Amacher stated that traffic issues had been a major issue and concern of the Town of Cambria. Ms. Przepiora stated they plan to operate the Sunflower Field as they have previously and they are aware of the concerns and traffic congestion issues. Ms. Przepiora stated they would like the Sunflower Field to be the same as last year. Mr. Amacher reminded Ms. Przepiora that Building Permits are needed for any new buildings.

Old Business

Minor Sub-Division **Richard Sean Manning**
PSBD-2019-002 **3867 Lower Mountain Road, Lockport, NY 14094**
SBL# 106.00-1-55.12-Vineyard

There was no one present at the meeting.

A motion was made by Mr. Schreuder and seconded by Mr. Mawhiney to table this Minor Sub-Division indefinitely, all in favor, motion carried.

Minor Sub-Division **Aliza-Dave Edbauer**
PBSD-2018-009 **4715 Plank Road, Lockport, NY 14094**
SBL# 93.03-1-13

There was no one present at the meeting.

A motion was made by Mr. Schreuder and seconded by Mr. Mawhiney to table this Minor Sub-Division indefinitely, all in favor, motion carried.

Old Business**Sub-Division****PSBD-2018-010****Kenneth Jungier****2196 Lancelot Drive, NF, NY****Concerning SBL# 106.00-2-13.1****Vacant Land Heffren Drive-22.60 Acres**

Mr. and Mrs. Jungier were present at the meeting and stated they have spoken to Mr. MacSwan regarding the ditch issues. The Board reminded Mr. and Mrs. Jungier if the Road needs to be extended to accommodate the new lots it will be their expense.

Mr. and Mrs. Jungier further stated that it is still the neighbor's intention to purchase Lot 1 and divide and merge with their existing properties,

A motion was made by Mr. Kroening and seconded by Mr. Schreader to approve this subdivision; with the understanding that should Heffren Drive need to be extended it will be at the applicants expense, all in favor, motion carried.

Reports:

Chairman- Nothing at this time.

Building Inspector- Nothing at this time.

Attorney- Nothing at this time.

Board Members- Nothing at this time.

A motion was made by Mr. Kroening and seconded by Mr. Meal to adjourn the meeting at 6:50PM.

The next meeting of the Planning Board will to take place Monday, May 20, 2019 at 7:00PM, followed by the Zoning Board of Appeals Meeting at 8:00PM.

Respectfully Submitted by
Melinda Olick