

**Town of Cambria
Planning Board Meeting
January 28, 2019**

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

Members Present: Roger Schreader, Sr. acting Chairman
Douglas Mawhiney
Michael D. Sieczkowski
Gerald E. Kroening
Garret Meal

Members Absent: William J. Amacher

Also Present: Gary Billingsley, Attorney
Matthew Foe, Councilman, Acting Town Board Liaison
James McCann, Building Inspector

A motion was made by Mr. Meal and seconded by Mr. Sieczkowski to approve the minutes of the December Meeting as presented, unanimously approved, motion carried.

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

Old Business

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

Mr. Edbauer was present at the meeting and stated that he would like to subdivide his properties to create three (3), three (3) acre lots for his three (3) children. One (1) lot will be the lot with his existing residence and he would like to turn his other six (6) lots into two (2) lots. If approved the existing residence would then have a Carter Drive address. No new address has been assigned yet and will not be given until approval for this subdivision has been granted. Mr. McCann expressed concern as to which lot would include the existing solar array; a secondary structure is not permitted on vacant land without a primary residence. Currently the solar arrays are considered a legal non-conforming use, if this subdivision were granted as it is apparently proposed, the solar arrays on any new lot would no longer be considered a legal non-conforming use and would not be allowed in the Town of Cambria.

Minor Sub-Division -Aliza-Dave Edbauer continued

A discussion took place regarding lot lines, lot subdivision and the solar arrays. Mr. McCann suggested that this subdivision be tabled to allow Mr. Edbauer the opportunity to provide a new subdivision plan with the proposed new lot lines.

A motion was made by Mr. Sieczkowski and seconded by Mr. Mawhiney to table this minor subdivision to allow Mr. Edbauer the opportunity to provide a subdivision application that includes setbacks, lot lines and the location of the existing solar arrays, this motion was expanded to include all of Mr. Edbauer's' previous applications also be tabled, all in favor, motion carried.

New Business**PSBD-2018-018****Site Plan****Daniel Mckie/McKie Properties, LLC****8503 Chestnut Ridge Road, Gasport, NY****Concerning SBL# 121.00-2-46.211****Vacant Land on Lockport Road/Campbell Blvd****Storage Units****Public Hearing Notice**

Site Plan Approval permitting applicant to construct two buildings with square footage of 7,500 and 3,750 square feet each to contain self-storage units upon premises commonly known as Campbell Boulevard (Tax Map Number 121.00.2.46.211). Said premises are in the vicinity of the northwest corner of the intersection of Campbell Boulevard and Lockport Road, and are located in the B-2 Zoning District of the Town of Cambria.

Public Hearing Open

No public comment

Public Hearing Closed

Daniel and Jason McKie were present at the meeting along with Timothy Arlington from Apex Consulting Survey and Engineering Services. Mr. Arlington explained to the Board that Mr. Mckie would like to construct two (2) buildings 7,500 feet and 3,750 feet to contain self-storage units. The units will vary in size including 5 by 10 feet with each unit having an overhead door. Each unit will be self-contained with a fire wall separating the units. Renters will enter using a punch in code system, there will be no employees and there will be no specific hours of operation. The grade of this lot will need to be raised approximately two (2) feet to handle underground storm water drainage. The basins will be placed under the paved areas and directed to run out to the drainage on Lockport Road.

New Business-Mckie Site Plan continued

This site plan was recommended for approval by the Niagara County Planning Board.

According to Mr. Arlington, this site plan encompasses disturbance of less than an acre of land making a State Pollutant Discharge Elimination System Permit (SPDES) and Storm Water Permit unnecessary.

At this time there are no future plans for the remainder of the parcel; approval will be sought if plans develop in the future.

Signs will be in place on both Lockport Road and Campbell Boulevard. These signs will be 8 by 4 feet -32 square feet. The driveway will be on Lockport Road not Campbell Boulevard.

The proposed building will be charcoal, gray and black, if approved construction will begin in the spring.

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

A motion was made by Mr. Kroening and seconded by Mr. Mawhiney to approve this Site Plan with the following conditions:

- Fence in place
- Two (2) exterior lights pointing down
- Two (2) 8 by 4 feet/32 square feet signs
- No outside storage, all in favor, motion carried.

Reports:

Chairman- Mr. Schreder informed the Board that according to the Planning News there are new SEQR requirements please look these over. The New York Planning Federation Conference will take place April 28-30 at the Sagamore Resort, Bolton Landing New York.

Building Inspector- Nothing at this time.

Attorney- Nothing at this time.

Board Members- Mr. Foe stated that the Board has been working on regulations regarding wineries, breweries, distilleries and meaderies.

Planning Board

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

The next meeting of the Planning Board will to take place Monday, February 25, 2019 at 6:00PM, Followed by the Zoning Board of Appeals Meeting at 7:00PM.

Respectfully Submitted by
Melinda Olick