

**Town of Cambria
Planning Board Meeting
July 16, 2018**

The regular monthly meeting of the Planning Board of the Town of Cambria was called to order by William J. Amacher, Chairman, at 7:00 PM. Everyone was welcomed to the meeting, followed by the Pledge to the Flag.

Members Present: William J. Amacher
Roger Schreader, Sr.
Garret Meal
Douglas Mawhiney
Michael D. Sieczkowski

Members Absent: Gerald E. Kroening

Also Present: Randy Roberts, Councilman, Town Board Liaison
Gary Billingsley, Attorney

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

New Business

**PSP-2018-007 David-Aliza Edbauer
4715 Plank Road, Lockport, NY 14094
Concerning SBL# 93.03-1-11.12
Ground Mounted Solar Array**

Mr. Edbauer was present at the meeting and would like to merge his six (6) lots to allow the proposed additional ground mounted solar arrays to be placed in his backyard. Mr. Edbauer further stated that his property could then have a Carter Drive address and he could turn an existing path into a driveway. He stated that he has lived at this residence for 19 years.

Mr. Amacher stated that the Board will need to call a Public Hearing for his proposal for a ground mounted Solar Array.

A motion was made by Mr. Sieczkowski and seconded by Mr. Meal to table this proposal for Mr. Edbauer's ground mounted solar arrays until the August Meeting.

PSBD-2018-005 Joseph Critelli
4958 Blackman Road, Lockport, NY 14094
Concerning Vacant Land on Green Road
SBL# 92.00-1-75.11
1-Lot Minor Subdivision

Mr. Critelli was present at the meeting and would like to create a 156' by 699' lot. This vacant parcel is five (5) acres, 311.50 feet of frontage and 699 feet deep. This parcel will be divided into two (2) equal two and half acre lots. Mr. Critelli stated he has three (3) remaining lots to sell on Green Road.

A motion was made by Mr. Meal and seconded by Mr. Sieczkowski to waive the public hearing for this one lot minor subdivision, all in favor, motion carried.

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. Sieczkowski to approve this one lot minor subdivision, all in favor, motion carried.

PSBD-2018-006 Loanne McCollum
4475 Upper Mountain Road, Lockport, NY 14094
Concerning Vacant Land on Blackman Road
SBL# 107.00-1-51.111
1-Lot Minor Subdivision

Attorney John Ottaviano was present at the meeting representing Mrs. McCollum. Subdivision approval is being sought to create a 300' by 500' lot. This parcel is twenty-seven (27) acres. The proposed lot would be located across from 5100 Blackman Road. Mrs. McCollum plans to continue to sell the remaining lots. The owner of adjacent property may purchase more of this vacant parcel.

A motion was made by Mr. Sieczkowski and seconded by Mr. Meal to waive the public hearing for this one lot minor subdivision, all in favor, motion carried.

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

A motion was made by Mr. Mawhiney and seconded by Mr. Schreader to approve this one lot minor subdivision, all in favor, motion carried.

PSBD-2018-007 Jason Danielewicz
3246 Upper Mountain Road, Sanborn, NY 14132
Concerning Vacant Land on Lower Mountain Road
SBL# 105.00-2-61.1
1-Lot Minor Subdivision

Mr. Danielewicz was present at the meeting and would like to subdivide his eleven (11) acre parcel into two (2) parcels that will be 5.5 acres each. Each proposed lot would be 300' by 812'. This property is not located in the flood plain. Mr. Danielewicz stated that the need for additional fill would be determined by the purchaser of this vacant land once subdivision approval has been granted.

A motion was made by Mr. Schreader and seconded by Mr. Mawhiney to waive the public hearing for this one lot minor subdivision, all in favor, motion carried.

A motion was made by Mr. Meal and seconded by Mr. Mawhiney 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 one lot minor subdivision, all in favor, motion carried.

Site Plan

PSP-2018-006 Tennessee Gas Pipeline Company-Mike Ames
5186 Lockport Junction Road, Lockport, NY 14094
SBL# 107.00-2-36.2

Mr. Ames the representative for the Tennessee Gas Pipeline Company was unable to attend the meeting tonight; therefore Mr. McCann advised the Board on this proposed Site Plan. Tennessee Gas Pipeline Company would like to put a 30' by 27' addition on an existing building. This addition would cost roughly \$68,000. The proposed addition would be used for repairing their equipment. No petroleum products will be stored in the proposed building and there will be no outside storage. The proposed building will have two (2) metal overhead doors and one (1) ten (10) foot man door. No additional lighting will be installed on the proposed addition.

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

Site Plan-Tennessee Gas Pipeline Company-continued

A motion was made by Mr. Schreader and seconded by Mr. Meal to approve this site plan with the following conditions, no outside storage, no storage of petroleum products and no additional outside lighting, all in favor, motion carried.

Reports:

Chairman- Mr. Amacher informed the Board that a 900 acre Solar Farm is being proposed in our area. The proposed Solar Farm would utilize 750 acres of land in the Town of Cambria and 150 acres of land in the Town of Pendleton. Board Members were encouraged to read a recent article in the Buffalo News. When asked by the Board who owns the property that would be involved in the proposed Solar Farm, Mr. Amacher advised the Board that it is his understanding that Mr. Ohol was one of the landowners involved in the proposed Solar Farm. Mr. Amacher further stated that the proposed Solar Farm has gone to the State under Article 10, which removes the Towns involvement, the State of New York becomes the lead agent. The Board asked for further information on this proposed Solar Farm. Mr. Amacher stated he will keep Board Members informed.

Building Inspector- Mr. McCann explained that owners of last year's popular Sunflower Field are creating a Sunflower Farm with off road parking. Visitors can park in a parking lot which will eliminate traffic congestion and possible safety issues. In addition to the Sunflower Field they will have various items of interest and a food truck for visitors.

Attorney- Nothing to report at this time.

Board Members-Mr. Roberts stated the Town of Cambria has hired an outside attorney to assist the Town with the proposed Solar Farm. Mr. Roberts stated that the proposed Solar Farm will be of no benefit to the Town of Cambria. He stated this project is not going to happen overnight it may take three (3) or four (4) years. The State has a seven (7) person Board five (5) members of the Board are appointed by the Governor and one (1) representative from the Town of Cambria and one (1) representative from the Town of Pendleton. The State is involved in a project of this size and magnitude. The Town of Somerset has spent a substantial sum of money to fight the windmill project proposed in their town. Mr. Roberts further stated that it appears that the majority of residents oppose the proposed Solar Farm, but has concerns about the cost of fighting this project. The Air Base has expressed concerns about the glare the proposed Solar Farm will create. It has been stated that the glare from Solar Arrays can vary based on the manufacturer.

Mr. Roberts also stated the Town is considering a large water project on Saunders Settlement Road that would meet the growing needs of the Town and Niagara County Community College.

A motion was made by Mr. Sieczkowski and seconded by Mr. Mawhiney to adjourn the meeting at 7:48 PM.

The next meeting of the Planning Board will take place Monday, August 20, 2018 at 7:00PM.

Respectfully Submitted by
Melinda Olick