

**Town of Cambria  
Planning Board Meeting  
May 20, 2019**

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, 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, Town Board  
Randy Roberts, Councilman, Town Board Liaison Planning Board  
Joseph Ohol, Councilman, Town Board Liaison Zoning Board  
James McCann, Building Inspector  
Peter Smith, Chairman Zoning Board  
Alan Johnson, Vice Chairman Zoning Board

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

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

**New Business            Mark Felton**  
**PSBD-2019-006        5006 Saunders Settlement Road, Lockport, NY 14094**  
**SBL# 121.00-2-58**  
**Minor Sub-Division**

Mr. Felton was present at the meeting and would like to sub-divide his 22.60 acre property on Saunders Settlement Road. The property has two residences and a commercial site. His application states that he would like to separate the current two (2) living structures from the rest of the property to allow construction of a single family home with the dimensions of 200' by 200'. The Board felt there is an issue with a shed that would be too close to the proposed property line if sub-division approval were granted. Mr. Felton stated that the small shed is used to store summer things, lawn furniture and other items.

**New Business-Mark Felton-Minor Sub-Division continued**

Mr. Amacher informed Mr. Felton that due the close proximity of the shed to the property line, this Board cannot approve a non-conforming lot. He further explained that Mr. Felton would need a Zoning Variance to continue so he will not have to move the shed. Mr. Felton stated he would like to break ground in July.

If Mr. Felton seeks Variance approval at the June Zoning Board of Appeals Meeting he will then need to seek Sub-Division approval at the July Planning Board Meeting. Planning Board Meetings occur before Zoning Board Meetings. Mr. Amacher stated that Mr. Felton may request a Special Meeting to move the process along if he so desires.

A motion was made by Mr. Mawhiney, and seconded by Mr. Meal to table this Sub-Division until July, all in favor, motion carried.

**New Business            Margaret Mulcahy**  
**PSBD-2019-007        3645 Upper Mountain Road, Sanborn, NY 14132**  
**SBL# 105.00-2-33.111 and 105.00-2-37**  
**One (1) lot Minor Sub-Division**

Mrs. Mulcahy was present at the meeting and according to her application would like to sell all 20 acres of 105.00-2-37 vacant land on Upper Mountain Road and the north roughly 26 acres of 105.00-2-33.111, she will retain the south portion of this parcel where her existing residence is located.

Mr. Amacher asked if they were any questions from the public regarding this Minor Sub-Division:

David DeLorenzo, 5055 Shawnee Road, Sanborn, NY 14132 stated that he was concerned about the intent of the Sub-Division, it was explained that Mrs. Mulcahy is selling the property to one buyer to build one house. Mr. Carnes the buyer of the property was present at the meeting and stated that he plans to build a house and horse barn in the future. There have been some issues with the water line but he has spoken to Dan from the Water Department and things are being sorted out.

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

A motion was made by Mr. Schreader and seconded by Mr. Meal to Declare a Negative Declaration under SEQR, all in favor, motion carried.

A motion was made by Mr. Kroening and seconded by Mr. Meal to approve this Minor Sub-Division providing all required permits are obtained including a culvert permit, all in favor, motion carried.

**Old Business**            **Chad and Louise Brachman**  
**PSEP-20019-001**    **5432 Baer Road, Sanborn, NY 14132**  
                                 **Sunflowers of Sanborn**  
                                 **SBL# 119.00-1-43**  
                                 **Special Events Permit**

### **Public Hearing Notice**

Special Events Permit to permit applicants to conduct Special Events upon said premises known as SUNFLOWERS OF SANBORN relating to the sale and marketing of sunflowers pursuant to Section 1130(16) of the Zoning Ordinance of the Town of Cambria regulating and permitting Special Events as follows:

- a. Crafters in the Field on August 17<sup>th</sup> and August 18<sup>th</sup>, 2019 (rain dates August 24 and August 25, 2019);
- b. Food Trucks on August 31, 2019, and
- c. Fall Fest Trunk or Treat on September 21, 2019.

Mr. and Mrs. Brachmann were present at the meeting and stated they would like a Special Events Permit and to operate their Sunflowers of Sanborn as they did last year.

### **Public Hearing Open**

Mike McNelly, 3509 Human Road, Sanborn, NY 14132 stated he has concerns about the traffic, cars up/down the street and with cars parking on the street.

Mr. Amacher addressed all present and stated the concerns will be heard and then Mr. and Mrs. Brachmann will have the opportunity to address each concern.

Joseph Williams, 3230 Saunders Settlement Road, Sanborn, NY 14132 stated it is a dangerous area, he has concerns about traffic, he suggested that a traffic light on Bear Road might help.

Mrs. Kathleen Britton, 3300 Saunders Settlement Road, Sanborn, NY 14132 stated that the first year with the sunflower field was terrible but last year was not so bad at all; cones were placed in the front of houses. She enjoys the sunflowers.

Diane O'Callaghan, 5412 Baer Road, Sanborn, NY 14132 stated the first year was horrendous, better the second year, no concerns, she has enjoyed seeing the sunflowers for free and that it is wonderful.

**Chad and Louise Brachman-Sunflowers of Sanborn  
Special Events Permit  
Public Hearing continued**

Several additional public comments were made:

Jesse Gooch, Niagara County Legislature- 2725 Homeyer Road, North Tonawanda 14120 Stated that much work has been done and he supports the Sunflowers of Sanborn and thinks they did a good job, hopes they continue to grow, and are an asset to Niagara County.

Interested Party -3468 North Road, Newfane NY 14108-(Last name unknown since not signed in as requested) Lots of heart and soul good for the community.

Interested Party from Amherst-(Name and address unknown since not signed in as requested) stated that she stumbled upon the sunflowers by accident, has brought friends and family back to see them. Last year she brought people from other countries. The Sunflowers give back with their Hope Tree. They have put Cambria on the map, made people want to visit Cambria. She has even gone to the Historical Society after visiting the Sunflowers.

**Public Hearing Closed**

Mr. Amacher stated the Sunflowers of Sanborn is located in a Residential or R-1 Zone, there are four (4) different farms in that Zone; Brachmann, Ziemendorf, Hoover and Milleville. Cut flowers and other farm activities are allowable activities in that Zone. In March the Town Board made Amendments to the Zoning Ordinance and created the Special Events Permit. He further stated that this idea came from the Public Hearing that was held. The Special Events Permit will cover the types of events that are proposed to take place. Traffic was a huge issue last year. Mr. Billingsley stated that the main concern of the Town of Cambria is traffic and parking.

According to Mr. Brachmann the Sunflowers of Sanborn will be open daily from 8:00AM-8:00PM. They have no employees; family and volunteers assist where needed. The traffic plan was discussed at length and in great detail; the entrance will be on Saunders Settlement Road the exit will be off Baer Road. The entrance will be widened to more easily accommodate vehicles. The large cement blocks will be pushed back and additional blocks will be added. The parking lot was placed in the middle of field at the highest spot where it will remain dry. The planned events were discussed at length; there will be no alcohol served, no wine tastings, no wine or beer crafters and no music. There are currently no plans for on-site police or security.

**Chad and Louise Brachman-Sunflowers of Sanborn  
Special Events Permit**

Mr. and Mrs. Brachmann discussed the Sunflowers of Sanborn charitable endeavors, the Tree of Hope and Pink Tractor proceeds will be given to the Breast Cancer Association of WNY and proceeds from the annual Lemonade Sale will be given to Mason's Mission.

Other activities were discussed at length, and include general store, concessions, sunflower sifter and the sunflower trail.

Planned events were discussed and included the food truck event, which will take place August 31, 2019 from 12:00-5:00PM. This event will include twelve (12) food trucks, offering various types of food. All food trucks will have necessary permits from the Niagara County Health Department, and proof of insurance. Trunk or Treat event will take place September 21 from 11:00-3:00PM and will be limited to 30 cars.

Another activity that was discussed; Wedding ceremonies will take Saturday and Sunday afternoons in August, 30-50 people. An archway is in place for such events.

Mr. Meal asked if overflow parking would be available, Mr. Brachmann stated that the side of the driveway can and will be used for overflow parking if necessary. According to Mr. Brachmann although they have previously provided a parking lot, if one person parks on the Road others will follow suit and that is how the problem was created. They do patrol and prevent visitors from parking on the Road. A 20' culvert is in place to accommodate the traffic.

A separate emergency exit will also be in place from Human Road past the old farm house. The emergency exit will be clearly marked with signs and only be used for that purpose. Mr. and Mrs. Brachmann were advised to notify all fire departments, Cambria, Sanborn, Pekin and Tri-County ambulance.

Mr. Brachmann stated that two (2) portable toilets are available during normal days and they will have four (4) during special events and more if necessary. A hand washing station will also be in place.

It is their hope to have 1,000-3,000 people during the course of the day during Special Events and they are hoping for as many as possible.

The Niagara County Planning Board recommended approval of this Special Events Permit for Sunflowers of Sanborn.

**Chad and Louise Brachman-Sunflowers of Sanborn  
Special Events Permit**

According to Mr. Billingsley, if granted, this Special Events Permit will be for one (1) year and a new Special Events Permit will be required each year.

A motion was made by Mr. Kroening 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 the Special Events Permit for the Sunflowers of Sanborn with the following conditions:

1. An entrance will be in place on Saunders Settlement Road and an exit on Baer Road.
2. Either option for the sign out front on the blocks is acceptable, and is hereby approved.
3. All parking will be off Road, no parking on Saunders Settlement Road or Baer Road.
4. "No Parking" Signs in place.
5. Separate entrance and exit for emergency vehicles with signs in place as proposed is required.
6. Maximum fifty (50) vendors for the craft fair.
7. Maximum of twelve (12) food trucks for the food truck event.
8. Proof of insurance for Sunflowers of Sanborn and vendors shall be provided to the Town of Cambria as required by the Special Events Permit ordinance.
9. Applicants shall follow and adhere to all requirements of the Town of Cambria and the Niagara County Health Department, 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. Schreader and seconded by Mr. Meal to adjourn the meeting at 7:52PM.

The next meeting of the Planning Board will to take place Monday, June 17, 2019 at 7:00PM

Respectfully Submitted by  
Melinda Olick