

August 18, 2008

The regular monthly meeting of the PLANNING BOARD of the TOWN of CAMBRIA was called to order at 8:00 P.M. by William Amacher, Chairman, followed by the Pledge to the Flag. He welcomed everyone to the meeting.

Members present: William Amacher, Chairman  
Jeffrey Hurtgam, John Phillips, Thomas Willett  
Member absent: Gerardo Buzzeo  
Also present: Clifford Burch, Building Inspector  
Donald Lane, Deputy Building Inspector  
Gary Billingsley, Attorney

A motion was made by Mr. Hurtgam and seconded by Mr. Phillips to approve minutes of meeting of July 21, 2008 as presented. Unanimously approved, motion carried.

#### **SITE PLAN REVIEWS:**

##### **2008-05 (7-02-08) PAUL WENDT/CHRIST CENTERED PROPERTIES**

Home address – 5910 Ward Road, Sanborn 14132  
Business address – 2990 Carney Drive, Sanborn 14132  
Business use – Warehousing Bulk foods and pet supplies

The following have been submitted: Application for Site Plan Approval and Agreement (3 pages) and sketch plan of subject property.

At this time Mr. Amacher excused himself and Mr. Phillips, Vice Chairman, conducted the meeting because Mr. Amacher said he is close friends of Mr. and Mrs. Wendt.

Mr. Wendt said he had received approval for Special Permit for the business from the Zoning Board of Appeals on June 23, 2008 and approval was subject to approval of the Site Plan by the Town Planning Board.

The following questions and concerns were expressed and responded to by the applicant:

1. How many employees will there be?  
Mr. Wendt said there will be family members only. He said he buys the products in bulk and then breaks them down into smaller size packages for retail sale.
2. How many vehicles could be accommodated on the premises at one time?  
Mr. Wendt said about 30 vehicles. Will use the blacktop for parking. He said if parking should become a problem, will deal with it then.
3. Truck deliveries?  
Mr. Wendt said trucks will be semi-trailers and straight job trucks making deliveries.
4. Hours of deliveries?  
Mr. Wendt said most of the time deliveries would be made during regular business hours,

7:00 A.M. to 7:00 P.M., but there could be an occasion when a circumstance arises and delivery made at a different time.

5. Number of deliveries per week?  
Mr. Wendt said at this time does not know how many deliveries, just starting a new business and start with one delivery and hope for more.
6. Outside storage?  
Mr. Wendt said there will be no outside storage. He said he will be using a dumpster for garbage which will be placed on the east side of the building as there are no houses on that side.
7. Outside lighting?  
Mr. Wendt said no additional outside lighting at this time. There are two lights at present.
8. Signage?  
Mr. Wendt is permitted to have a sign up to twelve (12) square feet per ordinance.
9. Are any improvements to the landscaping planned?  
Mr. Wendt said a new roof is needed and looking into that issue. Also, will check on the windows and doing general clean up. There is a little moisture problem in the building and getting that taken care of with the owner. Will dress up and beautify the building and property. The existing landscaping should be okay at this time. Will maintain the property.
10. Hours of operation?  
Mr. Wendt said 7:00 A.M. to 9:00 P.M. Monday through Friday  
7:00 A.M. to 5:00 P.M.. Saturday and no Sunday hours
11. Parking?  
Mr. Wendt said there is adequate off-street parking.

A motion was made by Mr. Willett and seconded by Mr. Hurtgam to **approve** Site Plan with conditions as follows:

1. Premises shall be adequately landscaped in a manner similar or better than current landscaping on premises.
2. Existing or additional lighting is permitted.
3. Hours of operation 7:00 A.M. to 9:00 P.M. Monday through Friday, 7:00 A.M. to 5:00 P.M. Saturday and no Sunday hours.
4. Adequate off-street parking is required. Applicant to expand existing parking area if additional parking is needed.
5. Deliveries during regular business hours unless there are unusual circumstances.
6. No outside storage.
7. Dumpster for garbage disposal is permitted.
8. Permitted to have a twelve (12) square foot sign.

Three “aye” votes, Mr. Amacher abstained because he is close friends with Mr. and Mrs. Wendt. Motion carried.

Mr. Amacher resumed chairman of the meeting at this time.

**2008-06 (8-01-08) SHAWNEE SNO-CHIEFS – Applicant**  
Gary Broderick, Vice Pres. – Applicant on behalf of Sno-Chiefs – present  
Mark Printup, Pres. of Cambria Fire Co. – present  
Shawn Parker, Vice Pres. of Sno-Chiefs, 5153 Cambria Road, Sanborn 14132  
Business Use – Storage of snowmobile equipment at 3856 Eagle Drive, Sanborn

The following have been submitted: Application for Site Plan Approval (3 pages), Short Environmental Assessment Form, Agricultural Data Statement, two Survey maps and copy of letter dated August 11, 2008 to Mr. Broderick from Wright H. Ellis, Supervisor.

Mr. Broderick said the Shawnee Sno-Chiefs snowmobile club is in the process of purchasing property with a building on, (formerly belonging to the Cambria Fire Co.) located on the south side, at 3856 Eagle Drive, to be used as a storage building for their groomer equipment. There is a door on this building in the front and in the future may install a door at the back. Building will be heated with natural gas, connected to the sewer line and does have restroom facility.

There is an agreement on file between the Shawnee Sno-Chiefs and Cambria Housing Authority to use 100’ strip for access across Cambria Housing Authority property to get to the gate of their building. The club plans to cut the brush around the gate in order to close and lock it.

Mr. Broderick said grooming of the trails is done at night after dark. At present they have three (3) grooming machines and may possibly add a fourth machine. There are usually six (6) people involved, two (2) on each machine. There will be no gasoline or diesel fuel stored on this site, machines have a full exhaust system, and the operators will not idle the machines outside of the building.

Mr. Broderick said there is a building between theirs and the Housing Authority which will act as a buffer. He said they plan no additional lighting, existing lights are sufficient.

There is a Right of Way Agreement between Cambria Housing Authority and Shawnee Sno-Chiefs and also, Fax dated August 11, 2008 from Rae Amacher, President of Cambria Housing Authority to Gary Broderick “giving approval to the snowmobile club to traverse their property to enter club’s property on Unicorn Drive”.

Mr. Broderick said they get their fuel at different places. He said there are 60 plus miles of funded trails and about 18 miles of unfunded trails. He said this building is completely suitable for their use. There is electric and restroom in the building. Everyone will use the front door entrance now as there is no back door at present. The door is a roll-up door. There is a man door in this building and the Sno-Chiefs have purchased new locks. They plan to leave the windows sealed. Property is zoned P.D.

A motion was made by Mr. Phillips and seconded by Mr. Willett to recommend approval of Site Plan for the Shawnee Sno-Chiefs and recommend the Town Board approve application for business use with the following conditions:

1. No storage of gasoline or diesel fuel on site at 3856 Eagle Drive.
2. No extended idling of machines outside of building.
3. Off-street parking for the persons operating the groomer vehicles.
4. No additional lighting permitted without permission from the town.
5. Indoor storage only.
6. No club activities within the building.
7. Up to four (4) groomers permitted. Currently there are three (3) groomer machines and may possibly add a fourth machine.
8. Applicant shall comply with Niagara County Health Department regulations regarding any future restroom facilities.

Unanimously approved, motion carried.

**2008-07 (8-10-08) KARL and MARY BRENZEL**, 678 Fairmont Avenue, North Tonawanda 14120, were present at this meeting and have submitted the following: Application for Escarpment Site Plan Approval and Agreement (3 pages), Short Environmental Assessment Form, Agricultural Data Statement and drawings (5 pages) prepared by Timberbuilt, North Collins, N.Y. for new home of applicant.

Property is located in the Escarpment District on the south side of Thrall Road between 4546 and 4550.

Mr. Brenzel said their future home will line up with homes on either side.

Building Inspectors had no concerns on this application.

Mr. Brenzel said there will be underground utilities, two (2) inch water line with meter at the road. He has not had a perc test done or received Health Department approval as of this meeting.

Mr. Phillips asked if there are any deed restrictions on this property?

Mr. Brenzel said their home will be a minimum of 300 feet back from the road and will be in line with homes on the east and west side.

Mr. Phillips also asked if there would be any trees removed?

Mr. Brenzel said a pine tree will be moved and replaced with a Maple or an Oak tree.

A motion was made by Mr. Willett and seconded by Mr. Hurtgam to declare **negative declaration under SEQR** on application for Site Plan Approval of Mr. and Mrs. Brenzel. Unanimously approved, motion carried.

A motion was made by Mr. Willett and seconded by Mr. Phillips to **approve** Site Plan, as submitted by Karl and Mary Brenzel, pending Health Department approval of septic system. Unanimously approved, motion carried.

Mr. Brenzel said driveway will be installed next month.

REPORTS:

Chairman:

1. Town Board has requested the Planning Board to start process for regulations for Wind Energy Conservation systems for the town. There is a one (1) year moratorium on windmills in the town until there are regulations for same in effect. Secured a copy of regulations for the town of Hamlin from the internet. Town of Somerset has instituted regulations on windmills.  
Wendel Duchscherer Eng. and Mr. Shoemaker worked with the Town of Somerset on their regulations.

Discussion on wind mills and some concerns are:

- a. Where in the town would they be feasible to work?
- b. Would they be lit?
- c. Control of ice accumulation?

The town has had some inquiries from individuals on windmills.

2. Schooling for Planning and Zoning Board Training:  
Warsaw – United Church of Warsaw – Sept. 10, Oct. 7, Nov. 3  
Sanborn – Niagara County Comm. College – Sept. 23, Oct. 23, Nov. 11  
Springville – Concord Town Hall Aud. – Sept. 16, Oct. 15, Nov. 20  
Albion – High School – Sept. 24

3. Next regular Planning Board meeting Sept. 15 at 8:00 P.M..
4. Discussion on Recreation fees – should be placed on Subdivision application forms.

Building Inspectors – no report

Attorney “ “

Board members “ “

A motion was made by Mr. Hurtgam to adjourn at 9:14 P.M.

Respectfully submitted,

Marjorie E. Meahl, Rec. Secy.

Minutes approved: \_\_\_\_\_

