

December 17, 2007

The regular monthly meeting of the PLANNING BOARD of the TOWN of CAMBRIA was called to order at 7:00 P.M. by William Amacher, Chairman. He welcomed everyone to the December meeting followed by the Pledge to the Flag.

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

A motion was made by Mr. Phillips and seconded by Mr. Willett to approve minutes of meeting of November 19, 2007 as presented. Unanimously approved, motion carried.

**2007-14 RANDY BIEHL (EVENINGSIDE VINEYARDS)**  
4794 Lower Mountain Road, Lockport 14094  
Preliminary Site Plan Approval

The following have been submitted: Letter of Transmittal, Application for Site Plan Approval, Short Environmental Assessment Form, Agricultural Data Statement, two copies of portion of town map highlighting subject parcel and Concept Plan.

Timothy Arlington was present this evening representing Apex Consulting Survey and Engineering Services, P.C., 102 East Avenue, Lockport 14094, along with Mr. Biehl.

Mr. Arlington said Mr. Biehl wants to expand his business as follows:

01. A new building for wine production
02. Restrooms
03. Office area
04. A small wine tasting area
05. Needs more parking area and also handicap parking, larger parking area behind building
06. A new entrance-way to permit larger trucks to enter
07. Additional landscaping
08. A small building in the back for his equipment connected with his farming operation
09. Walk pads
10. Relocate septic tank and future leach field

Mr. Arlington said a Preliminary Site Plan approval is needed with comments and approval from the board for a grant Mr. Biehl has received from USDA Rural Development Agency.

Mr. Biehl said he owns approximately eighteen (18) acres.

The proposals are:

01. A pole barn 1800 square feet to be located west of two-story house

02. An addition, 5,525 square foot building (65' by 85', 34'6" in height) adjoining an existing 818 square foot wood frame barn on the east side of property, to be connected with a 6 foot wood chip path.
03. Offices on the second floor

It was asked if applicant would be selling anything other than wine-related items?  
Mr. Biehl said they plan to sell wine-related items such as tee shirts.

This property is zoned AR.

Per Section 300 in Zoning Ordinance, the building must be at least 100 feet from the lot line, and per plan submitted tonight, the east side of 5,525 square foot building will be 36+ feet from the lot line. A variance will be required.

04. A new driveway on the east side of the property. Existing entrance is for the home.

Chairman asked what Mr. Biehl's time table is for this proposal?

Mr. Arlington and applicant said the preliminary plans should be completed by the end of a year to be submitted to USDA Rural Development Agency and then final plans in 2009.

They would like approval of Concept Plan this evening.

The two new buildings would be for wine tasting and retailing per applicant. Screening and fencing will be installed

05. Additional parking facilities, including area for buses to park and turn around and also to accommodate tractor-trailers.  
There will be no dock for loading and unloading, will have a cement pad and use a fork lift.
06. Outside lighting will be minimal, no need for pole lighting, will be some lighting for security purposes. There will be no lights on sign or lighting that would cause problem for neighbors.
07. Sign on the front of back building.

A motion was made by Mr. Willett and seconded by Mr. Buzzeo to **approve** Preliminary Concept Plan as presented by Mr. Arlington and Mr. Biehl for proposed additions on the property of Eveningside Vineyards. Further detailed information will be required such as landscaping and grading. This motion was amended to include the need for a variance on side setback. Unanimously approved, motion carried.

It was asked about surface of driveway, would it be blacktopped?  
Mr. Biehl said a type of blacktop screening (chips) will be installed but not actual blacktop.

Mr. Biehl questioned the \$800.00 fee on the Site Plan? Issue to be discussed further.

REPORTS:

Chairman – Association of Towns’ meeting February 17 – 20, 2008 in New York City

Building Inspectors – monthly report handed out

Attorney – nothing to report this evening

Board members –

Mr. Phillips questioned Site Plan Review for a farm winery. This will make a lot more vehicle traffic. Concerned about size of buildings and size of operation.

Counsel asked if there is a certain size building that determines when applicant has to come before this board? Installation of sign? Site Plan Review Ordinance – winery related – agriculture nature.

Discussion on the following:

clarification on Site Plan Review (Section 505) relating to farm wineries:

- (a.) parking lots
- (b.) any winery of any magnitude
- (c.) size of building or buildings for winery
- (d.) need for driveways

Discussion on Fee Schedule for new Construction or Expansion subject to site plan review by the Town of Cambria based on square footage. Copy of Fee Schedule given to board members.

Mr. Phillips asked if Wendell Engineering would be involved? Answer was, it would depend on the type of construction.

Next meeting is January 21, 2008 at 8:00 P.M.

Mr. Amacher said he has enjoyed working with Mr. Ohol, Zoning Board Chairman, during these past years and thanked him for his opinions and input and wished him good luck in his new position on the Town Board.

A motion was made by Mr. Hurtgam to adjourn at 7:50 P.M.

Respectfully submitted,

Marjorie E. Meahl, Rec. Secy.

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