

Approved
November 17, 2016

**Town of Cambria
Planning Board Meeting
October 17, 2016**

The regular monthly meeting of the Planning Board of the Town of Cambria was called to order by William Amacher, Chairman at 7:02 PM. Everyone was welcomed to the meeting, followed by the Pledge to the Flag.

Members Present: William J. Amacher, Chairman
Douglas Mawhiney
Roger Schreader, Sr.
John W. Phillips
Gerald E. Kroening
Garret Meal, Alternate

Also Present: Matthew Foe, Councilman and Liaison to the Town Board
Michael Sieczkowski, Chairman of the Zoning Board
James McCann, Building Inspector
Gary Billingsley, Attorney

A motion was made by Mr. Kroening and seconded by Mr. Mawhiney to approve the minutes of the September meeting as presented. Unanimously approved, motion carried.

PSBD-2016-009 Mark Voelker
5336 Lockport-Junction Rd, Lockport, NY 14131
SBL# 121.00-2-27.1

One lot minor Subdivision

Property owner requested that this lot minor subdivision be tabled until next month's meeting. A motion was made by Mr. Schreader to table this discussion until the November meeting, seconded by Mr. Phillips all in favor, motion carried.

ZBAV-2016-008 Jeff Rodger
4772 Ridge Road, Lockport, NY 14094
SBL# 79.00-1-20.1

Site plan recommendation for an area variance to construct a 10kw residential wind turbine.

ZBAV-2016-009 Kelly Strade-Crowley
4453 Green Rd, Lockport, NY 14094
SBL# 93.00-1-1.1

Site plan recommendation for an area variance to construct a 10kw residential wind turbine.

Jeff Rodger ZBAV-2016-008**Kelly Strade-Crowley-ZBAV-2016-009 Continued**

Tyler Palmer of 2726 Angling Road, Medina, New York was present at the meeting to answer questions for both wind turbine applicants.

Mr. Billingsley explained that the long environmental assessment form has been completed for both applicants per local law. This completed form has been sent to Wendel Engineering for review. More time is needed for this review so further discussion on wind turbines will be tabled until next month. Mr. Billingsley stated that the applicants may wish to request a special meeting on the 4th Monday in November. November 28, 2016 is the same night that the Zoning Board holds their meeting. The site plan could be reviewed if applicants obtain approval at Zoning Board Meeting. Mr. Billingsley asked that the Town of Cambria be made aware by November 14, 2016 if the applicants wish to have a special meeting. The cost for the special meeting could be split between both applicants. United Wind would like to have all approvals granted so construction can begin before the end of the year.

The board had several questions for Mr. Palmer, why is the height necessary on the Wind Turbines, he stated that the height has been calculated and determined to be the most effective. Mr. Palmer was asked why the wind turbines are white; he stated that, all United Wind Turbines are white and gray. He has seen other wind turbines that are yellow but their turbines are always white. He really didn't think it would be possible to change the color.

The board received a letter from Marc Boies, Director of Operations for Mercy Flight of Western New York, in the letter Mr. Boies made the following points in regard to Wind Turbines in the Town of Cambria. Mercy Flight air ambulances typically fly at about 1,000-2,000 feet above ground level. They fly at a minimum of 500 feet and require a 100 feet by 100 feet area for take-off and landing. With obstacles in the area reported and clearly marked so their flight crew can avoid potentially hazardous conditions. Mr. Boies further stated that the latitude and longitude coordinates of all newly constructed windmills should be relayed to Mercy Flight as early as possible. Obstacles over 200 feet must meet FAA lighting requirements. Mercy Flight strongly urges municipalities to require NVG compatible lighting on all structures over 150 feet in height. Any tower near a potential landing zone should receive consideration for lighting. Reflective tape should also be used on shorter towers to augment the lighting. Mr. Boies stated that the proposed wind turbines in the Town of Cambria do not pose a navigation hazard to Mercy Flight.

Mr. McCann asked Mr. Palmer about decommissioning the proposed wind turbines. He wanted to ensure that the cost of taking down the wind turbines is included in the lease agreement, so the Town of Cambria is not responsible for this cost in the future.

Jeff Rodger ZBAV-2016-008**Kelly Strade-Crowley-ZBAV-2016-009 Continued**

Mr. Billingsley suggested that something be written up legally to confirm that the company will be responsible for this cost in the future.

Michael Sieczkowski, Chairman of the Zoning Board was concerned that all questions on the long environmental assessment form were not completed. Mr. Amacher explained that the questions were left blank because they did not apply and others will be completed by the Planning Board, Attorney and/or Town Engineer.

A motion was made by Mr. Phillips and seconded by Mr. Schreader to table the Wind Turbine site plan recommendations until November and Mr. Palmer will contact Mr. McCann regarding the special meeting to be held in November, all in favor, motion carried.

New Business:

The Town of Cambria is holding a one year moratorium on solar farms. The 2016-One Year Moratorium on permits for Commercial Solar Farms (Ground Mounted Array) this information is available at the Town Clerk's Office. Mr. Foe stated that the Town is holding off on making any decisions regarding solar energy, as it is a complicated matter that requires thorough consideration. Solar Arrays are currently exempt in the Town of Cambria.

Reports:

Chairman- Mr. Amacher reported that there was a wonderful article about the Town of Cambria in the recent issue of Town & Topics Magazine.

Building Inspector- Mr. McCann reported that he has received the survey from the Brooks Surveyor and it is consistent with the previous survey obtained by the Fremont's.

Attorney- Mr. Billingsley stated that the Town Board is working on final revisions for the Zoning Board Ordinances. These changes include a new definition for Agri-Business, New Permitted Uses and Site Plan review. Those interested may wish to attend a Public Hearing on November 10, 2016.

Board Members- Nothing at this time.

Noah Bedard and Cameron Howard were present at the meeting to observe local government. They are both students at Starpoint Central School.

Planning Board
Continued

October 17, 2016

A motion was made by Mr. Kroening and seconded by Mr. Schreader to adjourn the meeting at 7:40.PM.

The next meeting of the Planning Board will take place Monday, November 21, 2016 at 7:00PM.

Respectfully Submitted by
Melinda Olick