

August 18, 2014

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

Members present: William Amacher, Chairman
Gerald Kroening, Douglas Mawhiney, John Phillips,
Roger Schreader, Sr.
Also present: Michael Sieczkowski, Chairman of Zoning Board of Appeals
James McCann, Building Inspector
Gary Billingsley, Attorney

A motion was made by Mr. Kroening and seconded by Mr. Schreader to approve minutes of meeting of July 21, 2014 as presented. Unanimously approved, motion carried.

Subdivision (tabled from July 21, 2014)

14-01 (05-28-14) Dan Turk, 6459 Aiken Road, Lockport, N.Y. 14094
4-lot subdivision at 5630 Shawnee Road

A Revised Survey prepared by McIntosh and McIntosh, P.C. has been received.

Mr. Turk was unable to be present at this meeting because of illness and there was no representative present for him.

A motion was made by Mr. Phillips and seconded by Mr. Mawhiney to **table** application for subdivision of Mr. Turk for one month. Unanimously approved, motion carried.

NEW BUSINESS:

Todd Snyder, Keith Curtachio and Joe Nardecchia were present at this meeting. They are in the process of purchasing property at 4408 Ridge Road, formerly Cambria Café (restaurant) contingent on approval of bid they have submitted to operate a small retail farm distillery to make and sell small amounts of various alcoholic beverages. This would be similar to a winery, with a small tasting area and retail space to sell their products.

They said this is not considered a microbrewery. The products will be made on site. They plan to start small, using products (corn, rye, etc.) grown in New York State. The subject property consists of approximately one acre (200 feet by 200 feet). They have a contract with the seller.

They believe they will have sufficient parking for cars and buses. Septic system is two on site, and have a good report from Health Department. County said drainage is good on this property, is on gravel.

Does the five acres (farm) come into play? They asked if they could rent more land to make the five acres? It was said the property has to be in the Town of Cambria.

They were asked what their proposed time table is?

The said they would like to open in the Spring of 2015, perhaps might be able to do something this coming Winter season.

They must now submit a Site Plan to the Planning Board.

They were asked if they have ample off-street parking, number of parking spaces?

Signage and handicap sign?

Landscaping?

They have agreed to a price contingent on being able to operate a small distillery?

No action will be taken this evening.

Building Inspector asked if this would be a use that we could accept in the town? This property has been used for business purpose within the past year. Non-conforming use status.

Counsel said to treat this proposed business as a non-conforming use.

Mr. Mawhiney feels this proposed business is an excellent idea. It will not be a bar-type thing, is in a B-2 area, a legal non-conforming use.

Chairman questioned property on Baer Road east side, south of Saunders Settlement Road, where there is a brick house and two rows of posts installed ó looks like proposed for solar system. He asked Building Inspector to check on this issue?

John Wozniak was present this evening and said he was just observing.

Mr. Amacher said Mr. Wozniak is active in the Quasar lagoon issue.

REPORTS:

Building Inspector, Attorney and Board members ó no reports this evening.

Next meeting will be Monday, September 15th at 8:00 P.M.

A motion was made by Mr. Kroening to adjourn at 8:40 P.M.

Respectfully submitted,

Marjorie E. Meahl, Rec. Secy.

Minutes approved: _____

