

July 16, 2012

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. He welcomed everyone to the meeting.

Members present: William Amacher, Chairman
Jeffrey Hurtgam, John Phillips, Roger Schreader, Sr.
Gerald Kroening, alternate
Member absent: Douglas Mawhiney
Also present: Matthew Foe, Councilman and liaison to the Town Board
Clifford Burch, Building Inspector
Gary Billingsley, Attorney

A motion was made by Mr. Schreader and seconded by Mr. Phillips to approve minutes of meeting of June 18, 2012 as presented. Unanimously approved, motion carried.

SITE PLAN:

2012-06 (05-17-12) tabled from June 2012
Milleville Brothers - owner of property
Brian Whyte (Niagara Forestry) - applicant
Property Location - 4177 Lower Mountain Road, Lockport 14094

The aforementioned have submitted applications for Special Permit and Site Plan to conduct a business within existing structures at 4177 Lower Mountain Road, namely, a logging operation and to make maple syrup.

A copy of the applications was sent to the Niagara County Planning Board for their recommendation and also was reviewed by the Town Planning Board. Both County and Town Planning Boards needed additional information from Mr. Whyte before any action could be taken.

Mr. Whyte has submitted the additional information requested and said he attended the County Planning Board meeting today.

Counsel said he received a phone call from representative of the County Planning Board today who said the Site Plan and Special Permit requests of Milleville Brothers, owner, and Brian Whyte, applicant, for a logging operation and making of maple syrup were approved.

Counsel said the Town only regulates the logging operation, not the agricultural operation.

Mr. Whyte is requesting a six (6) day logging operation with saw mill Monday through Saturday, hours of operation 8:00 a.m. to 7:00 p.m.

No setbacks involved in regard to the agriculture operation.

Mr. Whyte submitted a new sketch plan, received July 06, 2012 as follows:
Building No. 1 - Shop and sawmill storage
2 - Animal housing

3. - Animal housing and maple syrup
4. - Animal housing and hay storage
5. - Animal housing and firewood storage
6. - Log storage

Mr. Whyte said at times logs are brought up to the front of the property temporarily to be sawed. There is a big pile on the west side of the property. They are brought in and placed there and then sorted and shipped out to mills. He said he plans to store them even with the barn and to the north.

Mr. Amacher asked about the size of the saw mill?

Mr. Whyte said it is a small saw mill, does the sawing by order only. The logs are approximately thirty (30) inches in circumference and twenty-one (21) feet in length. He has a machine that picks them up automatically, which has a safety guard on that was installed at the factory.

Mr. Whyte said his intention is to store the logs along the north side of the barn, but that area needs a lot of fill.

Mr. Phillips asked Mr. Whyte what his time table is for storage of the logs to the back of the barn?
Mr. Whyte said he hopes to be able to store the logs in the back in about a year.

Mr. Phillips asked what are the logs on the east side of the property?
Mr. Whyte said they are just there temporarily.

It was asked what is the trailer in the back?
Mr. Whyte said it is a camping trailer.

Mr. Hurtgam asked about the animals? On the sketch, says there are animals in buildings No. 2, 3, 4 and 5.
Mr. Whyte said that is correct, he has goats, pigs and cows.

Mr. Phillips asked about the trucking?

Mr. Whyte said he uses his own trucks and once in a while does hire someone with a tractor-trailer to move some logs. He said they haul to different mills according to size. They bring in logs from the logging site and put in a pile and then sort them out. In the future, the logs brought in will be piled at the back of the barn. He said he has cleaned up the property.

Mr. Whyte said as far as Sunday work, may haul in some logs and will try to keep noise to a minimum.

A motion was made by Mr. Schreader and seconded by Mr. Hurtgam to **approve** application for Site Plan Approval of Milleville Brothers, owner of property, and Brian Whyte (Niagara Forestry), applicant, per sketch as presented and to recommend to the Zoning Board of Appeals approval of Special Permit with sketch as submitted, for the logging operation and to make maple syrup with conditions:

1. Site Plan Approval is granted contingent on the Zoning Board granting a Special Permit;

2. No sawing of logs on Sunday;
3. Storage of logs is permitted on the west side of barn No. 5 (see sketch plan) not closer to the road than the front of the barn for a period of one (1) year initially, and then storage will be to the rear of the barn;
4. If the premises should be vacated by Mr. Whyte, anything pertaining to the logging operation shall be removed from the property.

Mr. Schreader asked Mr. Whyte what he does with the manure from the animals?

Mr. Whyte said at present he puts it in a pile and after the crops on the farm are harvested, will spread the manure on that property.

Unanimously approved, motion carried.

SITE PLAN:

2012-07 (06-26-12) John Soto, 5262 Subbera Road, Lockport 14094
Request for Special Permit for fabrication of counter tops

Mr. Soto has submitted the following: Application for Site Plan Approval and Agreement, three pages, Short Environmental Assessment Form and Agricultural Data Statement.

There was no one present at this meeting on behalf of Mr. Soto
Secretary called Mr. Soto about this meeting and left a message on Sunday
Mr. Burch said he had called Mr. Soto twice on Monday and no response.

A motion was made by Mr. Phillips and seconded by Mr. Schreader to table action on the Site Plan Review until August meeting. Unanimously approved, motion carried.

Chairman asked about Erway/McSpadden Site Plan for Hot Dog stand on North Ridge Road? There has been no response to letters sent by Attorney. Mr. Billingsley will send another letter.

OTHER BUSINESS:

Re: 4540 Thrall Road:

Donna Walser, 4546 Thrall Road, Lockport 14094, was present at this meeting and expressed concern about property at 4540 Thrall Road. The occupants at 4540 have moved out and left a vehicle and garbage. She heard someone is interested in that property and wish to operate a landscape and porto potty business.

Mary Brenzel, 4548 Thrall Road, Lockport 14094, another neighbor of 4540 Thrall Road, expressed opposition to someone operating a business from that property. Property is abandoned and not being taken care of. Also, there is a vehicle on the property with no valid license or inspection on it. There are four paint cans, garbage bags and two batteries in a pile. Power was turned off several weeks ago per Mr. Brenzel.

They were advised to contact the Building Inspector and see if the owner of the home can be located.

OTHER BUSINESS:

Mr. Thomas Snyder, Amherst, and Mr. Joseph Nardeccohia, Cheektowaga, present at this meeting, are interested in opening a Farm Distillery and are looking to purchase property in the area. Product line consists of whiskey, gin, vodka, brandy, etc.

They plan to use approximately 75% New York State products and will purchase such things as corn, barley, rye and some fruit.

It was asked how much property are you looking for? This is a Right to Farm town.

They said their products would be sold retail and also distributed. They would like to have a tasting room. This would be a year-round business.

They were told this area is on the Wine Trail and their proposal for a Farm Distillery would fit right in. Go into an Agriculture Residential district (AR).

They inquired about water supply, sewers, septic systems and electric. They would like to try and get something started within a year.

REPORTS:

September 25th – NCCC 5:00 p.m. to 9:30 p.m. training seminar for board members

Building Inspector – C. Rechin, Shawnee Road, has moved quite a bit of the dirt out
Zywiczynski, Lockport Road, dirt piles on property

Next meeting – August 20th - Work meeting at 7:30 p.m.
- Regular meeting at 8:00 p.m.

A motion was made by Mr. Hurtgam and seconded by Mr. Schreader to adjourn at 8:52 p.m.

Respectfully submitted,

Marjorie E. Meahl, Rec. Secy.

Minutes approved: _____