

June 20, 2016

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

Members present: William Amacher, Chairman
Gerald Kroening, Douglas Mawhiney, John Phillips
Roger Schreader, Sr.

Also present: Garret Meal, alternate
Matthew Foe, Councilman and liaison to the Town Board
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. Phillips to approve minutes of meeting of May 16, 2016 as presented. Unanimously approved, motion carried.

SITE PLAN:

PB SP 2016-002 **GLENN TEETO** – Business Site Plan - for extension of fence at 3502 Saunders Settlement Road, for additional storage for RV's.

Mr. Teeto was present at this meeting. At the May meeting, action was tabled on the Site Plan for one month to allow time for applicant to provide a more detailed Site Plan with accurate measurements in regard to the outside storage area and it was reviewed this evening.

The additional fence will be 100 feet by 390 feet for parking area.

The entrance to site will be from Saunders Settlement Road and exit from the storage area will be from Baer Road and driveways are to be at least 30 feet in width. The whole storage area shall be paved with blacktop or millings approximately eight (8) inches thick up to the fence per Mr. Teeto.

There shall be distinct lines for parking per applicant and lines will be on an angle and striped. There should be plenty of room to turn. There will be stripes for R.V. parking with ten (10) feet off of road right-of-way and approximately 51 feet off of west line and to be angled along Baer Road. Security striping for six (6) foot fence.

Mr. Teeto said culverts are in place on Route 31.

Signs to be in place for **entrance** to facility from Route 31 and **exit** on to Baer Road. There are no plans for additional signage at this time.

Building Inspector asked applicant “how many parking spots will there be?”

Mr. Teeto said in the back, will park back to back.

Chairman asked Mr. Teeto about security lighting? and he replied there are three poles for his lighting now.

Size of trees at present, per applicant, there are three big trees and two smaller trees, a need for adequate landscaping per Niagara County Planning Board. Mr. Teeto said there will be a little landscaping along Baer Road, but, more along the front on Saunders Settlement Road side. Applicant will contact National Grid about more lighting for security, not too bright and to face downward, which is permitted.

Niagara County Planning Board recommended approval of Site Plan.

A motion was made by Mr. Schreader and seconded by Mr. Phillips to declare **negative declaration under SEQR** on application of Mr. Teeto for Site Plan. Unanimously approved, motion carried.

A motion was made by Mr. Kroening and seconded by Mr. Schreader to **approve** Site Plan of Mr. Teeto as presented, with conditions as follows for additional parking area of approximately 100 feet by 390 feet in width:

1. Entrance to Mr. Teeto’s storage facility shall be from Saunders Settlement Road and Exit shall be on to Baer Road with driveways to be at least 30 feet wide.
2. Blacktop or millings to be on all parking areas up to the fence and for turning around.
3. Distinct striped lines for angled parking area for R.V.s, trailers, campers and boats.
4. Adequate landscaping
5. Six (6) foot high fence with security stripes on fence on west boundary line and corner fence located near intersection of Saunders Settlement and Baer Roads.
6. Signs to be installed at Saunders Settle. (Rt. 31) Entrance and Baer Road Exit.
7. Building Inspector to review plan for designating striping areas for Ingress and Egress and striped parking area prior to striping work being completed.
8. Security lighting permitted in downward direction.

REPORTED by Building Inspector

Arrowhead Winery, Cambria-Lockport Town Line Road - Duncan Ross, Owner
Proposed new building to be constructed for banquets, etc. which shows 58 parking spaces on plan. There is a new concept called "Agri. Business" which combines Agriculture and Business which is a business use in a residential area.

Mr. McCann said the parking shown is not acceptable. Need more details on Site Plan where parking is to be. It appears the parking area may go into the right-of-way. Also, a new vineyard may be planted where parking is supposed to be.

Whyte's logging operation on Lower Mountain Road. Logs were to be no closer to the road (Lower Mountain) than the front of existing barn.

Building Inspector had spoke with Mr. Whyte on the issue. Applicant was given one week to move the logs.

Cambria fire Company, Cambria-Wilson Road (Route 425)

Building Inspector reported there is a ditch that runs behind the fire company hall by the woods and also there is wetlands in the area. Personnel of the Fire Company are having dirt fill brought in and disturbing the ditch, attempting to move it approximately 30 feet. Some of this area is near where tractor pull is located. Mr. McCann said D.E.C. (Department of Environmental Conservation) has been contacted.

Next regular meeting will be July 18th at 7:00 P.M.

REPORTS:

Mr. Foe – Proposed Updated Town Zoning Ordinance –
Future amendment to Zoning Ordinance may include new Permitted Use to Agriculture-Business as permitted in Agricultural Zone. to be "Agri-Business"..

A motion was made by Mr. Phillips and seconded by Mr. Schreader to adjourn at 7:55 P.M.

Respectfully submitted,

Marjorie E. Meahl

Marjorie E. Meahl, Rec. Secy.

Minutes approved: July 18, 2016