

October 20, 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. He welcomed everyone to the meeting followed by the Pledge to the Flag.

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

Also present: Jacqueline Connelly, alternate
Matthew Foe, Councilman and liaison to the Town Board
Michael Sieczkowski, Chairman of Zoning Board
James McCann, Building Inspector
Gary Billingsley, Attorney

Planning Board meeting minutes of September 15, 2014: a corrected Page 2 with the changes in bold letters was given to all board members. Building Inspector, Attorney, and to all who had received a copy of the regular monthly meeting minutes.

A motion was made by Mr. Phillips and seconded by Mr. Mawhiney to approve minutes of September 15th with corrected Page 2 showing changes made. Unanimously approved, motion carried.

SUBDIVISIONS:

14-03 (09-30-14) ESTATE of MARY GOLANKA
Applicant **Teresa Fontana**, Executrix (daughter of Mrs. Golanka)
address - 163 Independence Drive, Lockport 14094
Location of property 5104 Lower Mountain Road, Lockport
14094

Mrs. Fontana and Arthur Jackson, Attorney, were present this evening.

The following have been submitted: Application for Subdivision Review, Short Environmental Assessment Form, Agricultural Data Statement, Request for Minor Subdivision Approval, Notice of Recreation Fee, Copy of Town Map and two copies of Survey.

Requested is lot with existing home on it, dimensions 510ø by 1086ø a buildable lot 200ø by 1086ø and another buildable lot 178ø by 1086ø Dimensions are per attached survey.

There is an existing power line on the property which will not affect setbacks and it appears there are no drainage problems on this property. Property to be deeded to the children of Mrs. Golanka (deceased).

All required fees have been paid per Building Inspector.

Board members had no concerns on the proposed subdivision.

A motion was made by Mr. Mawhiney and seconded by Mr. Schreder to **waive** Public Hearing on application for subdivision approval for Estate of Mary Golanka by Teresa Fontana, Executrix for mother, on property at 5104 Lower Mountain Road. Unanimously approved, motion carried.

A motion was made by Mr. Schreder and seconded by Mr. Mawhiney to declare **negative declaration under SEQR** on application of Estate of Mary Golanka. Unanimously approved, motion carried.

A motion was made by Mr. Phillips and seconded by Mr. Kroening to **approve** application for subdivision approval for Estate of Mary Golanka by applicant, Teresa Fontana, Executrix. Lots per survey will be: 510ø by 1086ø including existing home, a buildable lot 200ø by 1086ø and another buildable lot 178ø by 1086ø Unanimously approved, motion carried.

14-04 (10-07-14) JOSEPH CRITELLI, 4958 Blackman Road, Lockport, N.Y.
14094
1 lot from No. 92.00-1-75.1 on the west side of Green Road, south corner of 75.1
Dimensions 170 feet by 699.55 feet

The following have been submitted: Request for Minor Subdivision Approval, Notice of Adoption of Recreation Fee, Application for Subdivision Review, Short Environmental Assessment Form, Agricultural Data Statement, Copy of portion of Town Map.

Mr. Critelli then presented an Addendum dated 10/3/14 which stated "The seller and buyer have both agreed that the frontage in Parcel #2 (92.00-1-75.1) will be an additional **30 feet** bringing the total frontage to 200 feet."

Building Inspector said setback will never affect the flood plain. All fees have been paid.

A motion was made by Mr. Mawhiney and seconded by Mr. Kroening to **waive** Public Hearing on application No. 14-04 of Joseph Critelli for a one-lot subdivision on the west side of Green Road, from No. 92.00-1-75.1, Parcel No. 2, dimensions 200ø by 699.55ø Unanimously approved, motion carried.

A motion was made by Mr. Phillips and seconded by Mr. Schreader to declare **negative declaration under SEQR** on application for subdivision from Lot No. 92.00-1-75.1. Unanimously approved, motion carried.

A motion was made by Mr. Schreader and seconded by Mr. Kroening to **approve** application for subdivision approval from Lot No. 92.00-1-75.1 on the west side of Green Road, dimensions 200 feet frontage by 699.55 feet in depth on the south portion of the lot (Parcel No. 2). Unanimously approved, motion carried.

14-05 (10-07-14) JOSEPH CRITELLI, 4958 Blackman Road, Lockport, N.Y.
14094
1 lot No. 92.00-1-80.1 on the west side of Green Road
Dimensions 150 feet width by 555 feet in depth

The following have been submitted: Request for Minor Subdivision Approval, Application for Subdivision Review, Short Environmental Assessment Form, Agricultural Data Statement and copy of portion of Town Map.

This lot is from Parcel No. 6.

Mr. Phillips asked about flood plain in the back?

Building Inspector said this lot will not enter into flood plain. Fees have all been paid.

A motion was made by Mr. Mawhiney and seconded by Mr. Kroening to **waive** Public Hearing on Application No. 14-05 of Joseph Critelli for a one-lot subdivision on the west side of Green Road, from No. 92.00-1-80-1, from Parcel No. 6, dimensions 150 feet in width by 555 feet in depth. Unanimously approved, motion carried.

A motion was made by Mr. Phillips and seconded by Mr. Kroening to declare **negative declaration under SEQR** on application for subdivision approval of Joseph Critelli, from Lot No. 92.00-1-80.1. Unanimously approved, motion carried.

A motion was made by Mr. Kroening and seconded by Mr. Schreader to **approve** application for minor subdivision approval from Lot No. 92.00-1-80.1 on the west side of Green Road, dimensions 150 feet in width by 555 feet in depth from Parcel No. 6. Unanimously approved, motion carried.

SITE PLAN REVIEW:

2014-07 (10-01-14)

Owner ó Shine Shack Holdings, LLC

Address ó 3380 Sheridan Drive #111, Amherst, N.Y. 14226

| | | |
|-----------------|---|---|
| Applicant | ó | Niagara Craft Spirits, LLC |
| Address | - | 3380 Sheridan Drive #111, Amherst, N.Y. 14226 |
| Business Use | ó | Class D Distillery and retail tasting room |
| Address of Site | ó | 4408 Ridge Road, Lockport, N.Y. 14094 |

Todd Snyder, Keith Curtachio and Joe Nardeccohia were present on behalf of Niagara Craft Spirits LLC

The following have been submitted: Site Plan Review Applicant Checklist, Application for Site Plan Approval and Agreement, consisting of 3 pages, Short Environmental Assessment Form, Agricultural Data Statement, A Site Plan dated 10/1/14 showing storage, restrooms, parking, drainage, the distillery, retail, etc.; a copy of Niagara County On-Line Mapping System, USGS Topographical Survey Map dated 9/10/14; Niagara County On-Line Mapping System ó Parcel Detail Reports (2) dated 6/1/2014 and 9/8/2014 and copy of Town of Cambria Zoning Map.

ISSUES AND CONCERNS brought up and answered by applicants:

| <u>Concerns</u> | <u>Answers</u> |
|----------------------------------|---|
| Business hours | Saturday and Sunday at the beginning, noon to 6:00 P.M. |
| Opening date | Plan to open by March 2015 ó need approval from Federal and State governments |
| Changes to existing building | No exterior changes to building and minor changes to the interior of the structure. |
| Dumpster on premises | Will have a dumpster on premises surrounded by a fence. |
| Lighting | Exterior lighting showing down |
| Water usage | Approximately 180 gallons per day and eventually may recycle the water |
| Septic systems | There are 2 septic systems on the premises and 2 tanks in the back |
| Distilling operation | About one batch per week and then may increase depending on demand (vodka, beer, rye) |
| Full capacity | At full capacity 15,000 gallons, may produce 5 days a week, will start out slow, depending on customer demand. Will increase hours as demand increases. |
| Electrical capacity | There are 2 separate electrical services which is plenty of electricity. |
| Is existing building sufficient? | Size of existing building is adequate for the time being. |

Concerns cont.

Answers ó cont.

Counsel inquired about parking for buses?

Approximate size of bus is 14 feet by 40 feet

Property is rectangular

Mr. Phillips asked about stoning?

Stone to grass line ó property line ó paved area 167 ½ feet. Building Inspector said this area is a pre-existing use for parking. Drain is in the parking lot. Applicants said the asphalt is in good condition. Could expand parking on the east side for vehicle (car) parking.

Survey of the property

Applicants said they do not have survey of the property yet.

Limousines?

There are a lot of limousines that go to the wineries.

How far back on the east side could be used for parking?

Counsel said Rt. 104 (Ridge Road) is 99 feet wide; Right-of-way is 49½ feet from center line of the road. Need to revise parking plan so there will be parking for at least two (2) full-size buses.

Hours initially? Maximum number of hours customarily on the Wine Trail?

Suggested to applicants they may wish to expand the requested hours from what was previously discussed to make it 10:00 A..M. to 8:00 P.M. every day.

Mr. Phillips asked where is the septic system?

Directly behind the building.

Power is above ground.

How many employees could there be?

Applicant said five (5) employees in the retail room.

Counsel asked about signage?

Applicants said they plan to leave existing sign which is 32 square feet (33 ¾ tall and 219ø wide) and will be lighted. At night the lights go down to level. Also would like a portables sign.

Noise?

Very little, will have a grinder which would be the loudest.

Spent grain?

They will have someone from Gasport who will pick up the spent grain to feed to their animals. Will be picked up in 35 gallon drums.

A motion was made by Mr. Mawhiney and seconded by Mr. Kroening to declare **negative declaration under SEQR** on Site Plan Review of Niagara Craft Spirits LLC. Unanimously approved, motion carried.

A motion was made by Mr. Phillips and seconded by Mr. Mawhiney to **approve** Site Plan as presented for Niagara Craft Spirits, LLC to operate a distillery at 4408 Ridge Road, Lockport, N.Y. 14094 with conditions:

1. Maximum hours of operation 10:00 A.M. to 8:00 P.M. every day.
2. Maximum number of employees shall be five (5).
3. Sign permitted not to exceed current dimensions of existing sign 33³/₄ö in height by 219ö in width.
4. Applicant shall file amended parking plan showing off-street parking, including parking for at least two (2) full-size buses.
5. No outside storage.

Unanimously approved, motion carried.

REPORTS:

Old Business ó none

New Business ó none

Chairman ó The Town Board has no objection to time change for meetings beginning in January 2015 from 8:00 P.M. to 7:00 P.M.

Our next meeting is Monday, November 17th, at 8:00 P.M.

Building Inspector ó New SEQR forms

Attorney ó none

There were two high school students present this evening to observe the procedure of Town meetings. One student was Taylor Mawhiney.

A motion was made by Mr. Kroening to adjourn at 8:50 P.M.

Respectfully submitted,

Marjorie E. Meahl, Rec. Secy.

Minutes approved: _____