

**Town of Cambria
Planning Board Meeting
September 19, 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 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: Marjorie Meahl, Retired Secretary Planning/Zoning Board

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. Schreader and seconded by Mr. Kroening to approve the minutes of the August 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

Parties involved with this one lot minor subdivision asked that this discussion be tabled until next month's meeting. A motion was made by Mr. Kroening to table this discussion until next month's meeting, seconded by Mr. Mawhiney, 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 and a Special Permit 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 and a Special Permit to construct a 10kw residential wind turbine.

ZBAV-2016-008 and ZBAV-2016-009 Continued

Meghan Gaffney, Permitting and Development Administrator from United Wind was present at the meeting. United Wind will be installing the wind turbines on both properties pending approval. Ms. Gaffney stated that she would be willing to answer any questions anyone had on the proposed wind turbines. Both Wind Turbines will be self-supporting.

Mr. Phillips asked if the Wind Turbine located on Daniels Road in the Town of Wilson was a United Wind Turbine, Ms. Gaffney was not sure as she usually works in the Utica area.

The Wind turbines are owned by United Wind and leased by the resident. Each 20 year lease includes the cost of maintenance and the take down cost. The Wind Turbine cost \$100-\$300 per month with the cost being offset by the benefit reduction in electric costs.

Ms. Strade-Crowley discussed the benefits she hopes to gain by leasing the Wind Turbine; she has recently converted her house and barn to electric hot water and heat.

Jamie Johnson, Wendel Engineer for the Town of Cambria, recommended the following items related to the installation of both applicants non-commercial wind turbines.

-A site plan drawn in sufficient detail showing the following shall be provided:

-Above ground utility lines on site within 500 feet of the proposed wind energy system.

-Property lot lines and the location and dimensions of all existing structures and uses on site within 500 feet of the proposed wind energy system.

-Locations, dimensions and ownership of all transportation routes on site and within 500 feet of the base of any non-commercial wind energy system.

-Both parcels were run through the NYDEC's online EAF Mapper system. The summary reports indicate the presence of wetlands, surface waters, and/or floodplains at both sites. Each site plan shall show the location of these features to demonstrate the purposed wind energy system will not be impacting them.

-The applicant is required to submit a long Environmental Assessment Form (EAF) with the Town of Cambria Planning Board designated as Lead Agency for the SEQ process. The current applications only provide the short EAF.

-The rotor overspeed control system shall be certified in writing by a mechanical engineer registered in New York State.

-Applicant shall verify that the audible noise due to the wind energy system operation will not create a noise level at the boundary of the proposed project site in excess of 45 dB(A) for more than 5 minutes out of any one-hour period or exceed 50 dB(A) for any time period.

-Due to proposed height in excess of 100 feet, both applicants shall coordinate with Mercy Flight to verify any interference with their aviation navigational requirements.

ZBAV-2016-008 and ZBAV-2016-009 Continued

Jamie Johnson, Wendel Engineer for the Town of Cambria recommendations continued- Applicants shall provide a letter from Mercy Flight on Mercy Flight's letter head as part of the final application packages.

Ms. Johnson shared some comments specific to 4453 Green Road:

-In addition to the requirements noted above, the applicant shall coordinate with the Owner of the adjacent air strip to verify any interference with their aviation navigational requirements.

Applicant shall provide a letter from the air strip owner as part of the final application package.

-This parcel was run through the NYDEC's online EAF Mapper system. According to the EAF Mapper summary report, there are known endangered or threatened species on or adjacent to the site. The applicant shall submit additional information regarding the endangered or threatened species and their proximity to the proposed wind energy system location as part of the final application package.

Ms. Jonson referenced Town of Cambria Local Law No.1 of the Year 2009, Section 3 to compile the comments listed above.

Mr. Billingsley stated the Planning Board will act as the lead agent regarding wind turbine applications in the Town of Cambria. This issue will be discussed at this month's Zoning Board of Appeals Meeting. The Zoning Board of Appeals will hold a public hearing, adjourn and allow time for the public to offer further input. Therefore decisions will not be made regarding the two wind turbine applications for at least two months.

Applicants, United Wind and Wendel Engineering will work together to ensure the issues Ms. Johnson discussed are addressed, including the long form EAF.

Ms. Johnson and Ms. Gaffney along with the applicants will ensure that the long form EAF and all other additional information will be completed in a timely manner.

A motion was made by Mr. Phillips and seconded by Mr. Schreader to table the Wind Turbine site plan recommendations until further information is gathered, all in favor, motion carried.

Resident Concerns

Kurt Brown, 5180 Lower Mountain Road- expressed a concern that the minutes for the Planning Board have not been kept up-to- date on the Town of Cambria website. Several reasons were offered as to why this may have occurred. Mr. Brown felt that the Town Board Minutes are always up-to-date, and posted prior to approval therefore there is no reason why other minutes cannot also be on the website in a more timely manner.

Resident Concerns Continued

It was further stated that residents would like to see the agenda posted on the website for all meetings including Planning and Zoning Board of Appeals. The board has taken these recommendations and will make every effort to ensure that all agendas and minutes are posted.

Sean Fitzgibbon, 4263 Cambria-Wilson Rd- Stated that he is interested in being on the Planning or Zoning Board. Mr. Fitzgibbon asked what is the process to become a member of the Planning or Zoning Boards. Mr. Foe suggested submitting a letter of interest and a resume to the Town Supervisor, Wright Ellis.

New Business: Mr. Amacher shared a thank you card from Marjorie Meahl. The card thanked the board for the reception for Mrs. Meahl's retirement, following the August meeting.

Reports:

Chairman- Mr. Amacher encouraged all board members to read the article that appeared in the Buffalo News on Sunday, September 18, 2016. This article discussed solar farms and their impact on rural New York. Mr. Foe added that several farmers in the Town of Cambria have signed leases with solar farms.

Building Inspector- Nothing at this time.

Attorney- Nothing at this time.

Board Members- Mr. Foe informed everyone that there will be a discussion of farming and solar farming on September 29 from 7:00pm at the Cornell Cooperative Extension located at 1269 Route 31 in Albion. Numerous issues will be discussed that need to be considered. Mr. Foe further stated that some areas are not allowing solar farms on land where the soil is considered "good". Good soil has a rating of 5 or above from Niagara County Soil and Water. Farmers that are opting to lease their land as solar farms will lose their agricultural exemption.

According to Mr. Foe the Town of Cambria maintains a pro-green position regarding alternate forms of power but further discussion is needed.

Mr. Foe also stated that the Board is in the final revisions of the Town Zoning Ordinances.

A motion was made by Mr. Kroening and seconded by Mr. Schreder to adjourn the meeting at 7:27PM.

The next meeting of the Planning Board will take place Monday, October 17, 2016 at 7:00PM.

Respectfully Submitted by
Melinda Olick