

Town of Cambria Planning Board

September 20, 2021

Call to order:

A regular monthly meeting of the Planning Board of the Town of Cambria was called to order by Chairman, William Amacher at 7:00pm. Everyone was welcomed to the meeting followed by the Pledge of Allegiance.

Attendees included: William J. Amacher, Chairman
Roger Schreader, Vice Chairman
Michael Sieczkowski, Member
Gerald Kroening, Member
David Carter, Member
Gary Billingsley, Attorney
James McCann, Building Inspector
Krista Brocious, Clerk Planning /Zoning Board

Members not in attendance included: Garret Meal, Member

Approval of minutes:

A motion was made by Mr. Kroening and seconded by Mr. Schreader to approve the minutes of August 16, 2021 meeting as presented. Unanimously approved, motion carried.

New Business: **P-SP-2020-004** **JP2 Propane /Jay Clause**
 SBL#121.00-2-26 **5274 Lockport Junction Rd.**

Owner Jay Clause and Tim Arlington of Apex Consulting were present. Mr. Clause is in contract to purchase a 17 acre parcel from Mr. Ohol for a new propane business location and tank farm. They are proposing 2,400 sq. ft. building to include the offices, sales, and services of trucks. The design is flexible for the existing driveway and for another proposed driveway to work with either or both. The State will decide on the status of the driveway areas. There will be a business sign, landscaping, Mr. Amacher inquired if Niagara County Planning Board has been approached yet. There was misunderstanding concerning who would submit the referral form.

Mr. Arlington goes on to explain that only .65 acres will be disturbed for the project. The area drains toward the back and will continue to do so. Pavement area run off will go into a detention pond and out to a ditch. There will be new water and electric service. Water use will be minimal as it will be for the employees only and not the public.

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The building will be wood framed with steel siding and roofing and painted beige with maroon trim. The paved area for the trucks and vehicles coming off the road will be black top while the tank farm will be gravel. The entire area will be fenced with a gate across the area where the trucks are.

Mr. Amacher asked various questions about the business. Mr. Clause answered that there are 3 drivers/employees. There is one service truck kept inside the building. There will be a 1,000 gal tank outside with bollards around it.

Mr. Billingsley asked some questions regarding the signage outside the business. Mr. Clause answered that it will be a 4 x8 digital sign. It will have the option to change messages. Mr. Arlington states that it will not be blinking or distracting to traffic.

Mr. Schreder asked if there would be outside lighting. Mr. Arlington explains that there will be security lighting on the doors and yard area. There will be light posts in discrete areas around propane tanks.

Mr. Billingsley explains what will be needed for the October meeting. They need to show where the diesel tanks will be and give more detail of signage. Mr. McCann added that there needs to be at least 10 ft. from the bottom of the sign to the ground.

Mr. Kroening inquired as to what will happen if they are not permitted one of the driveway entrances. Mr. Arlington said that they have a plan for proper circulation with one or both of the driveway entrances. There will be proper circulation for any size vehicles around the building either way.

Mr. Sieczkowski inquired how many tanks will be kept on the farm at one time. Mr. Arlington and Mr. Clause explained that he plans show the average amount kept. Inventory fluctuates rapidly.

Motion:

Motion to table until next month made by Mr. Sieczkowski and seconded by Mr. Schreder, all in favor, motion carried.

Old Business:

**P-SP-2021-005
SBL#120.00-1-1.2**

**Delmar Electric/Craig McCaffrey
Comstock Rd.**

Owner Craig McCaffrey and Tim Arlington were present. Property was purchased from the Wasik family 2017 by Mr. McCaffrey and his brother Joe Jr. It is 1.7 acres

They are proposing 6,290 sq. ft. building, 1250 ft. sq. for offices, conference room, the shop, bathrooms etc. Back and side drain to detention area to the roadside ditch. Because of the

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steep grades there is a guardrail. There are two entrances for circulation for delivery trucks to turn around and not have to back out onto Comstock Road. Parking will be in front for his office staff of 1 and customers if they come. Employees are parking in the back. There will be landscaping and a sign out front. They have a location in Tonawanda also but if they end up with one location it will be the one here in Cambria.

They will have a sand filtration system. Building is wood frame structure with steel siding and windows with a glass entrance door facing the road. Mr. McCaffrey is not sure of color for the building yet but it will probably be a beige.

Mr. Billingsley asked if there are weekend hours. Mr. McCaffrey stated that they do not have regular weekend hours, emergency basis only. What type of sign will there be? Mr. McCaffrey said that he will most likely have a small backlight sign. It will not be digital or fancy. Mr. Arlington states they will commit to meet ordinance.

Mr. Amacher asked if there will be any outside storage. No. Dumpster fenced? Yes, How many vehicles? 5. Parked inside They have 6 employees now may go up two or so.

Mr. Sieczkowski inquired about employee numbers in the event the two locations are combined and about deliveries. Mr. McCaffrey stated that they might keep some storage at other shop at most but find it unlikely. They don't intend to combine the two. Deliveries fluctuate weekly. They normally get 1 or 2 a week. Deliveries are only on Tues and/or Thurs. **Mr. Billingsly summarized the conditions that had been discussed above. (See attached)**

Motion:

Motion to Negative SEQR made by Mr. Kroening seconded by Mr. Sieczkowski. All in favor, motion carried.

Motion to approve made by Mr. Schreader with conditions discussed seconded by Mr. Kroening. All in favor, motion carried.

**PELLICANO, Frank Modification of Planned Unit Development
4658 Ridge Road, Lockport**

Rick Rockwood is representing Mr. Pellicano. This is a referral from the Town Board. They want to make a restaurant into a three bedroom apartment. Parking would be all gravel. They have started some framing. Dimensions are 30x50 sq. ft. There will be no more than 2 extra vehicles on property.

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4658 correct address of the area as survey says.

Mr. McCann and Mr. Rockwood spoke about the fire separation.

Motion:

Motion to refer to Town Board and recommend approval made by Mr. Sieczkowski, seconded by Mr. Kroening. All in favor, motion carried.

Mr. Sieczkowski asked Mr. Musall if they talked about approving marijuana from town perspective. Mr. Musall stated that it was not talked about at the Town Board meeting.

Announcements:

The next meeting will be held on October 18th at 7pm.

Reports:

None

Adjournment:

Motion to adjourn made by Mr. Sieczkowski and seconded by Mr. Schreader. All in favor, motion carried at 7:49pm.

Respectfully submitted by

Krista Brocious
Secretary

October 18, 2021
Date of approval
