

**Town of Cambria
Planning Board Meeting
August 20, 2018**

The regular monthly meeting of the Planning Board of the Town of Cambria was called to order by William J. Amacher, Chairman, at 7:00 PM. Everyone was welcomed to the meeting, followed by the Pledge to the Flag.

Members Present: William J. Amacher
Roger Schreader, Sr.
Garret Meal
Michael D. Sieczkowski
Gerald E. Kroening

Members Absent: Douglas Mawhiney

Also Present: Randy Roberts, Councilman, Town Board Liaison
Joseph Ohol, Councilmen
Gary Billingsley, Attorney

A motion was made by Mr. Kroening and seconded by Mr. Schreader to approve the minutes of the July Meeting as presented, unanimously approved, motion carried.

The public hearing notice was read as it appeared in the town newspaper.

Old Business

**PSP-2018-007 David-Aliza Edbauer
4715 Plank Road, Lockport, NY 14094
Concerning SBL# 93.03-1-11.12
Ground Mounted Solar Array**

A motion was made by Mr. Sieczkowski and seconded by Mr. Schreader to table this proposal for Mr. Edbauer's ground mounted solar arrays until the September Meeting, all in favor, motion carried.

New Business**Site Plan****PSP-2018-008****Joseph A. Fournier****4200 Lower Mountain Rd, Lockport, NY 14094****SBL# 106.00-1-22.12****Erect Shop**

Mr. and Mrs. Fournier were present at the meeting and would like to construct a pole building that will be approximately 32 feet by 48 feet and 16 feet high. According to Mr. and Mrs. Fournier the proposed building will be used for personal storage "they have four boys with stuff to store, a boat, and a recreational vehicle". They will not be renting out storage space in the proposed building.

The proposed building will have water but will not have a restroom. Electric will be in place with a separate breaker box. Mr. Fournier stated that the proposed new building will have a cement floor, one side canopy with supports and a small porch/canopy on the front of the building over the man door without supports. Gutters will be in place and will drain towards the front ditch; they will maintain the current grade of the property. There is an existing shed on the property that is 12 feet by 14 feet. Driveways are already in place and will be connected.

Mr. and Mrs. Fournier are seeking site plan approval because the proposed building will be located in the Escapement District. Construction of the proposed new building will require the removal of several pear trees and one poplar tree, Mr. McCann is aware and approves the removal of the trees for construction of the proposed building.

A motion was made by Mr. Meal and seconded by Mr. Schreader to declare a negative declaration under SEQR, all in favor, motion carried.

A motion was made by Mr. Kroening and seconded by Mr. Meal to approve this site plan, all in favor, motion carried.

Site Plan**PSP-2018-009****David S. Erway Sr.****4202 Willow Rd, Wilson, NY 14172****Concerning SBL# 78.00-1-44.11****Vacant Land Cambria-Wilson Rd**

Erway -Site Plan-continued**Public Hearing Notice**

Site plan approval for Business Storage for Small Firms upon premises located on the west side of Cambria-Wilson Road just south of North Ridge Road pursuant to Site Plan Review Regulations for the B-2 Zoning District in the Town of Cambria.

Public Hearing Open

No comment

Public Hearing Closed

Mr. Erway was present at the meeting and stated he would like to construct a pole building 100 feet by 150 feet, 15,000 square feet total. The proposed building will have 10 individual units with 1,500 square feet per unit. Mr. Erway stated this building will be very similar to the pole building he constructed in 2016 which is located at 4179 Cambria-Wilson Road. The proposed new building will be located across the Road from the existing structure. Mr. Erway stated that the existing building is completely rented.

The proposed new building will be located in the B2 Zone and be located 80 feet off the road. There will be a light over each unit door which will be 10 or 12 feet. Each unit will have a separate man door, there will be no windows. There will be four (4) restrooms which the units will share. Separate water will not be provided in each unit. Mr. Meal pointed out and Mr. Erway confirmed that the septic system will need approval from the Niagara county Health Department.

The proposed building will have natural gas provided by National Fuel, but will not have three phase power. Heat will be provided to the units by overhead BTU units, the size of which will be determined by IRR Supply based upon unit square footage.

The cement floor will be 6 inches at the entrance and 4 inches throughout, there will be no drains in the units. Landscaping will be in place upon completion of the proposed building. According to Mr. Erway this property drains into 12 Mile Creek and has a minimal wet land area in the very back of the property away from the site of the proposed building.

The driveway for the proposed building will be millings on top of 4-5 crusher run. Mr. Schreader suggested that the driveway go completely around the entire building to provide access in the event of a fire, but would also be convenient for large trucks that may be delivering to the proposed building.

Erway -Site Plan-continued

A motion was made by Mr. Schreader and seconded by Mr. Sieczkowski to declare a negative declaration under SEQR, all in favor, motion carried.

A motion was made by Mr. Kroening and seconded by Mr. Sieczkowski to approve this site plan with the following conditions; landscaping will be in place and the driveway will go around the entire building, all in favor, motion carried.

Reports:

Chairman- Nothing to report at this time.

Building Inspector- Nothing to report at this time.

Attorney- Nothing to report at this time.

Board Members- Mr. Roberts reported that work continues to be moving along with the water line project on Saunders Settlement Road.

A motion was made by Mr. Sieczkowski and seconded by Mr. Meal to adjourn the meeting at 7:30 PM.

The next meeting of the Planning Board will take place Monday, September 17, 2018 at 7:00PM.

Respectfully Submitted by
Melinda Olick

Melinda Olick