

**Town of Cambria
Planning Board Meeting
May 18, 2020**

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, Chairman

Roger Schreader

Michael D. Sieczkowski

Garret Meal

Gerald E. Kroening

Members Absent: Douglas Mawhiney

Also Present: Gary Billingsley, Attorney

James McCann, Building Inspector

Benjamin Musall, Councilman, Town Board Liaison Planning Board

A motion was made by Mr. Sieczkowski and seconded by Mr. Schreader to approve the Minutes of the March Meeting as presented, unanimously approved, motion carried.

The April Meeting of the Planning Board was canceled due to Covid-19.

Mr. Billingsley informed everyone present that due to current New York State restrictions regarding Covid-19 this meeting has been closed to the public. All renewals and applications will be considered at their appointed time. No Public Hearings were required for this meeting.

Special Event

Chad-Louise Brachmann

Permit Renewal

5354 Baer Road, Sanborn, NY 14132

Sunflowers of Sanborn

SBL# 119.00-1-43

Mr. and Mrs. Brachmann were present at the meeting and would like to operate their Sunflower Farm similar to last year with a few improvements added. They will be adding a roof over the cooking area. This will be a 10' by 20' roof with no sides over the area used for cooking. This will be in place of the tents that have been previously used and blown down. Mr. McCann stated that he has seen the specifications and they are ok.

Special Event Permit Renewal Sunflowers of Sanborn continued

Mr. Brachmann stated they will also be adding a Bee Observatory. They are currently looking for the best spot to place this. This will be a 6' by 6' or 8' by 8' structure with windows on all sides so the bees can be observed going into their hive. PVC pipes will allow the bees to enter and exit.

The Brachmann stated they have also added a walkway over the creek for people to safely move from the second field over to the overflow parking lot. This will be 30 feet long and 4 feet wide with hand rails.

In addition they are planning a chicken Bar-B-Q, workout program with the Buffalo Athletic Club; Studio Hue will be offering art projects on Tuesdays and Thursdays, roughly 60 crafters will be present at the craft fair and 12 food trucks at the Food in the Field Event.

When asked by the Board how they plan to address social distancing Mr. and Mrs. Brachmann stated they have no idea right now what is going to happen with the Covid-19 situation everything is up in the air. But it is their hope that in 3 months when they are ready to open the Covid-19 situation will be greatly improved.

A motion was made by Mr. Sieczkowski and seconded by Mr. Kroening to grant this Special Events Permit for Sunflowers of Sanborn with the understanding that any modifications to the site plan necessitated by Covid-19 concerns must be approved by the Chairman of the Planning Board and/or the Building Inspector. Applicants must adhere to the current New York State guidelines regarding Covid-19, all in favor, motion carried.

New Business

**Minor Sub-Division
PBSBD-2020-004**

John Ohol-4th Generation Land, LLC

4321 Saunders Settlement Rd, Sanborn, NY 14132

Regarding Vacant Land on Lockport Road

SBL# 121.00-2-47

Mr. Ohol was present at the meeting and is seeking sub-division approval to divide out 16 acres from his 66 acre parcel. He will be leaving an 80' right-of-way to provide access to the back farmland. The right-of-way is located next to 5045 Lockport Road and the proposed 16 acre lot will be located to the west of Cambria Contracting, 5105 Lockport Road. The proposed lot is currently for sale. Mr. McCann stated he has no issues with this proposed lot/sub-division.

John Ohol-4th Generation Land, LLC-Minor Sub-Division

A discussion took place regarding the SEQR form; many of the questions are currently unknown until the property is sold and a use is determined. The SEQR form was amended as necessary and future plans for the proposed lot will require site plan approval with an appropriately completed SEQR form. This property is zoned B2 and is currently used as farmland. Mr. Ohol was asked to provide the Board with a copy of the survey.

A motion was made by Mr. Kroening and seconded by Mr. Meal to waive the Public Hearing, all in favor, motion carried.

A motion was made by Mr. Schreader and seconded by Mr. Kroening 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 one (1) lot minor sub-division, all in favor, motion carried.

New Business	Michael-Jennifer DiPasquale
Minor Sub-Division	4560 Baer Road, Ransomville, NY 14131
PBSBD-2020-005	SBL# 91.00-1-19.122

Mr. DePasquale was present at the meeting and would like to sub-divide a 150' by 1336.33' lot that was previously added to the parcel with his residence. Mr. McCann stated he has no issue with this sub-division.

A motion was made by Mr. Sieczkowski and seconded by Mr. Kroening to waive the Public Hearing, all in favor, motion carried.

A motion was made by Mr. Schreader and seconded by Mr. Kroening 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 one (1) lot minor sub-division, all in favor, motion carried.

New Business
Site Plan
PSP-2020-005

Duncan-Robin Ross
4746 Cam-Lkpt Townline Road, Lockport, NY 14094
SBL# 93.00-2-23.3

Mr. Christopher Prinzi, Operations Coordinator, Solar Liberty was present at the meeting. According to Mr. Prinzi the Ross's would like Site Plan approval to install 102 solar modules on their New Winery building. This building is used for tastings and Weddings. The proposed modules will cover 1,795 square feet of the roof on the west side. There are currently no plans for power storage; the power (80%) will go directly to the building. The total weight of the modules will be roughly 4,000 pounds, and said installation has been approved by a structural engineer; stamped plans will be provided as mandated by New York State.

According to Mr. McCann roof mounted Solar Arrays are permitted on an existing structure in the Escarpment District.

This site plan is in compliance with the Town of Cambria comprehensive plan.

The shut off will be located at the back of the building where the electric meter is located, and this information will be provided to the Town and Fire Departments.

A motion was made by Mr. Kroening and seconded by Mr. Sieczkowski to waive the Public Hearing, all in favor, motion carried.

A motion was made by Mr. Kroening 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. Schreader to approve this site plan with the understanding that a building permit must be obtained prior to construction, all in favor, motion carried.

Reports:

Chairman- Mr. Amacher and the Board had a brief discussion concerning the "Zoo" that took place several weekends ago without any Town review or approval. Mr. McCann stated that he spoke to the parties involved with this event, and explained site plan approval is required prior to the event. They have decided to hold future events in the Town of Clarence.

Building Inspector- Nothing at this time.

Attorney-Nothing at this time.

Board Members- Nothing at this time.

A motion was made by Mr. Kroening and seconded by Mr. Sieczkowski to adjourn the meeting at 8:00PM, all in favor, motion carried.

The next meeting of the Planning Board will to take place Monday, June 15, 2020 at 7:00PM.

Respectfully Submitted by
Melinda Olick