

Town of Cambria Planning Board Meeting Minutes

August 21, 2023

Call to order

A meeting of the Town of Cambria Planning Board was held at **7:00 pm** on **August 21, 2023**. Chairman, Amacher welcomed everyone to the meeting followed by the Pledge of Allegiance.

Attendees included:

William J. Amacher, Chairman
Roger Schreader, Vice Chairman
Michael Sieczkowski, Member
Garret Meal, Member
Gerald Kroening, Member
Gary Billingsley, Attorney
James McCann, Building Inspector/Code Enforcement
Matthew Cooper, Deputy Building Inspector/Code Enforcement
Krista Brocius, Clerk Planning /Zoning Board

Members not in attendance included: Chad Brachmann, Alternate Member and Ben Musall, Town Board Liaison

Approval of minutes

A motion to approve the minutes of July 17, 2023, made by Mr. Sieczkowski and seconded by Mr. Schreader, all in favor, so carried.

New Business

GSCHWEND, Marc
4948 Lower Mtn. Rd., Lkpt
Subdivision

PSBD-2023-004
SBL#93.00-2-33.1

Marc Gschwend explained that he would like to subdivide 20.85 acres of the property. The house with five (5) acres will stay together. Mr. McCann stated there are no drainage issues at the property.

Motion

A motion for negative SEQR was made by Mr. Kroening, and seconded by Mr. Sieczkowski, all in favor, so carried.

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A motion to waive the public hearing was made by Mr. Schreader and seconded by Mr. Kroening, all in favor, so carried.

A motion to approve the subdivision of the 20.85-acre parcel with the condition that it be filed within one year of this meeting was made by Mr. Meal and seconded by Mr. Sieczkowski.

PLANTE, Alexandra/KINLOCH FARMSTEAD PSP-2023-010
4299 Ridge Rd. Lkpt SBL#78.00-2-24.112
Site Plan-Wine room/bar

Alexandra Plante proposed a 28' X 25' addition to their barn for making wine with a service window for tastings. The addition would be 120' from the East lot line. Ms. Plante will be speaking with the plumber and builder about tying in the utilities and septic to the addition but does not anticipate any problems with that. Ms. Plante is aware that 51% of the product must be grown on her land for the winery and is aware of the state regulations. Construction is going to start in October, and it must be approved at the federal level and then get state permits. If that all goes smoothly, she hopes to be making wine by May 2024.

Mr. Billingsley pointed out that the ordinance calls for a 125' setback. Ms. Plante will speak with the building department regarding possible remedies for this including getting a survey of the property done.

The one fire exit on the building would be the entrance for the addition and a new fire exit would be made.

The addition's aesthetics will match the current buildings.

The winery would not be open for regular hours to the public. It would only be open from late May to early October during classes, private events, and the U-pick weekends. They would not be part of the wine trail.

Motion

A motion for negative SEQR was made by Mr. Kroening and seconded by Mr. Meal, all in favor, so carried.

A motion for preliminary approval contingent upon compliance with the Niagara County Health regulations, the new structure matching the current structure, and a recommendation of a Special Permit for Ms. Plante to serve at private events and the U-pick event was made by Mr. Meal and seconded by Mr. Schreader, all in favor, so carried.

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RIES, Richard
5835 Unicorn Dr., Sanborn
Site Plan-EV Chargers

PSP-2023-011
SBL#120.17-2-5.1

Richard Reis of E2i (Architect) and Eric Winstanley (part owner of Unicorn Apartments) were present. Mr. Ries explained that they would like to add 27 (24 double and 3 single) electric vehicle chargers on charger posts for 51 parking spaces including two handicap-accessible spaces. This number is slightly amended from their original number of 26 total. They proposed electrical trenching in the grass and repair of paved areas for the EV chargers. They also proposed an enlarged dumpster pad to add recycling. There will be a new power pole added in the grass area for the 220-amp chargers.

Chairman Amacher asked how they would stop the public from using the chargers there. Mr. Winstanley explained that the residents would have an App and QR code to give them access to use the chargers so the public would not have access.

They hope to start construction in January 2024.

Mr. McCann stated that he has no issues to raise this time.

Motion

A motion to recommend approval to the Town Board with the new number of 27 chargers was made by Mr. Meal and seconded by Mr. Kroening, all in favor, so carried.

Reports

Mr. Schreader inquired about recertification classes which are believed to be in October sometime. The zoning clerk will notify the Board when the information becomes available.

Announcements

Chairman Amacher announced the next meeting would be on September 18, 2023, at 7 pm.

Adjournment

A motion to adjourn was made at approximately 7:40 pm by Mr. Kroening and seconded by Mr. Sieczkowski, all in favor, so carried.

Krista Brocious

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Planning/Zoning Clerk