

Town of Cambria Planning Board Meeting Minutes

June 19, 2023

Call to order

A meeting of the Town of Cambria Planning Board was held at **7:00 pm** on **June 19, 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
Gary Billingsley, Attorney
James McCann, Building Inspector/Code Enforcement
Matthew Cooper, Deputy Building Inspector/Code Enforcement
Krista Brocious, Clerk Planning /Zoning Board

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

Approval of minutes

A motion to approve the minutes of May 15, 2023, made by Mr. Meal and seconded by Mr. Sieczkowski, all in favor, so carried.

New Business

CAMBRIA VOL. FIRE CO.
4631 Cambria-Wilson Rd., Lkpt
Special Events-Tractor Pull

PSE-2023-003
SBL#92.00-1-46

Nick Tarnowski and Shawn McIntyre were present from the fire company. The tractor pull will be a one-day event on July 29, 2023. The tractor pull will go from approximately 4:00 pm-7:30 pm and a band will follow from 8:00 pm-12:00 pm. Pending an approved liquor license for the day, there will be a beer tent. Emergency services will still be available at this time as other companies will be covering.

Motion

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

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A motion to approve the Special Event for a Tractor Pull was made by Mr. Sieczkowski and seconded by Mr. Schreader, all in favor, so carried.

MILLEVILLE BROS. PARTNERSHIP PSBD-2023-003
4177 Lower Mtn. Rd, Lockport SBL#92.00-1-66
Subdivision

David Milleville was present and explained that the buildings on the property no longer serve their farm operations and would be put to better use by a new owner. Mr. Milleville stated that the tenant is no longer on the property. The parcel is 6.06 acres. There is no septic tank and well water is used.

Motion

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

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

A motion to approve the subdivision with the condition that it is filed at the Niagara County Clerk's Office within one year was made by Mr. Meal and seconded by Mr. Schreader.

MOELLER SIGN & CRANE PSP-2023-007
3929 Ridge Road, Lockport SBL#78.00-1-27.2
Site Plan-Signs for Dollar General

Phil Convertini of Moeller Sign and Crane was present. There will be two signs. They are standard Dollar General signs. 5' x 10' sign 25' of the road right-of-way and 26' x 3' 9" sign on the building. Both signs are lit and are on during store hours.

Motion

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

A motion to approve the site plan for the signs was made by Mr. Schreader and seconded by Mr. Meal, all in favor, so carried.

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TURNER PROPERTIES/MODERN-TEC
4935 Lockport Rd., Lockport
Site Plan-Wind energy conversion system

PSP-2023-005
SBL#121.00-2-73

Mr. Billingsley explained that SEQR needs to be determined before the Zoning Board can make a motion on the special permit application. It was decided that this would be added to tonight's agenda as Drew Reilly from Wendel Engineers provided a resolution for SEQR as follows:

NEGATIVE DECLARATION RESOLUTION MODERN-TEC WECS

Whereas, the Town of Cambria received an application from Buffalo Renewables Inc. for the construction of a wind turbine at 4935 Lockport Road; and
WHEREAS, in accordance with Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act - SEQRA) of the Environmental Conservation Law, the Cambria Planning Board has conducted a coordinated environmental review of this Code Amendment and has established itself as SEQR Lead Agency (as there are no other external Involved Agencies); and

WHEREAS, the Planning Board has completed a thorough review of the project, completed part 2 and part 3 of the EAF, and public meetings were held, which allowed for public input; and

WHEREAS, the Planning Board, as SEQR Lead Agency, must act on SEQR prior to any Town approvals being given.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

The Cambria Planning Board, in accordance with the State Environmental Quality Review Act (SEQRA) has determined that the proposed WECS project will not adversely affect the natural resources of the State and/or the health, safety, and welfare of the public and is consistent with social and economic considerations and, therefore, issues a SEQR Negative Declaration in accordance with Section 617.7 of the SEQRA regulations; and

BE IT FURTHER RESOLVED THAT, the Planning Board Chair is authorized to sign the Environmental Assessment Form (EAF Parts 1, 2 &3), which will act as the Negative Declaration, and that the required notifications be completed.

Motion

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

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Reports

Announcements

Chairman Amacher reminded everyone that the next meeting is July 17, 2023, @ 7:00 pm.

Adjournment

A motion to adjourn was made @ 7:30 pm by Mr. Sieczkowski and seconded by Mr. Schreader, all in favor, so carried.

Krista Brocious

Building Inspector Clerk

Date of approval