

Town of Cambria Planning Board Meeting Minutes

Special Meeting June 27, 2022

Call to order

A special meeting of the Town of Cambria Planning Board was held at 6:00 pm on June 27, 2022.

Attendees included: William J. Amacher, Chairman
Roger Schreader, Vice Chairman
Michael Sieczkowski, Member
Gerald Kroening, Member
Garret Meal, Member
David Carter, Member
Gary Billingsley, Attorney
Matthew Foe, Liaison for Town Board
James McCann, Building Inspector/Code Enforcement
Matthew Cooper, Deputy Building Inspector/Code Enforcement
Krista Brocius, Clerk Planning /Zoning Board

Members not in attendance included N/A

New Business

3857 EAGLE DRIVE LLC	PSP-2022-006
3857 Eagle Dr., Sanborn	SBL#120.17-2-6.1
<i>Tenant Change -Pop & Polished, LLC</i>	

This special meeting is a referral from the Town Board for a change of tenant at 3857 Eagle Drive.

Steve Federico, managing member of 3857 Eagle Drive, LLC was present along with M.R. Ligammari, of Pop and Polished, LLC. Pop and Polished, LLC is the tenant of 3857 Eagle Dr., LLC. Ms. Ligammari is the Vice President of Pop and Polished, LLC which is a health and beauty company that makes bath and beauty supplies, like soaps, body butter, cosmetics, nail polishes, etc. They lease the space at 3857 Eagle Drive to produce their product; it is not a retail site.

3857 Eagle Drive is an 8,000 sq. ft. building. Mr. Federico and his partners have replaced the windows with glass block windows for safety. The doors have been replaced and painted. They have also added some landscaping to the building to help clean up its appearance.

Pop and Polished, LLC is a small e-commerce business. They carry a very limited amount of chemicals. The building is already equipped to properly handle the number of chemicals needed for the business. Everything has been checked and certified. The fire alarm system has

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been checked and a new panel has been installed. Mr. McCann requested that Mr. Federico provide his department with the fire alarm system report. They have a monitored fire system. There is no wet fire system provided

Mr. Federico and Ms. Ligammari are in the process of formulating a plan for increased security measures at the building with more lighting and perhaps cameras. Jim wants everything they have done for the fire alarm panel. Need that information.

Ms. Ligammari will need a few weeks to set up in the building but plans to be up and running in that space as soon as she and her business partner are able.

Mr. Amacher inquired as to how the odors from the nail polishes will be vented. Ms. Ligammari explained that an HVAC Company has put in a system to ventilate the room. The smell dissipates very quickly. It won't smell more than a nail salon would and they do not require additional ventilation. They make very small batches of their product which are all hand poured and artisan produced. Products are sold on their website and Etsy.

To start there will be about 3 employees but they would not be at more than 5. There will be no retail sales out of the building on Eagle Drive. She currently runs the business out of her home and has no issues with neighbors complaining about smells or the use of her home in that manner. She has a good relationship with her neighbors and speaks with them often.

The hours of operation will be 5 days a week with 6-hour days to start for the transition to this space. Toxins are not used in their products. The building provides space for the mixing of the product, offices, a breakroom, and a shipping area. Products are being delivered to them by UPS, Amazon, and occasionally a box truck. There are no renovations required in this space. The area is humidity controlled to better keep their products. The building uses a sewer system and has natural gas. Ms. Ligammari will be in charge of maintaining the property where her business Pop and Polished, LLC will be. They will store the garbage in the vestibule or a storage area outside to make sure there is appropriate security and a gate around the garbage totes.

Mr. Billingsley recommends that it's appropriately landscaped and there be 10 spaces for parking.

Motion

A motion recommending approval to the Town Board was made by Mr. Meal, seconded by Mr. Schreder, all in favor, carried.

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Announcements

Mr. McCann asked the board if they would come to a workshop meeting on July 6, 2022, at 6:00 pm.

Adjournment

A motion to adjourn at 6:25 pm was made by Mr. Kroening, seconded by Mr. Sieczkowski, all in favor, carried.

Krista Brocious

Building Inspector Clerk
