

Town of Cambria Planning Board Meeting Minutes

June 20, 2022

Call to order

A meeting of the Town of Cambria Planning Board was held at 7:00pm on June 20, 2022. 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
David Carter, Alternate Member
Matt Foe, Town Board Liaison
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:

Public Hearing Notice was read by Mr. Billingsley.

Approval of Minutes

A motion to approve the minutes from May 16, 2022 was made by Mr. Meal and seconded by Mr. Kroening, all in favor, carried.

THE BROADWAY GROUP, LLC /CODY DEV 2, LLC
3911 Ridge Road, Lockport
Dollar General

PSP-2022-004
SBL#78.00-1-27

Ms. Tara Bennet is present from The Broadway Group. She appeared before the Niagara County Planning Board earlier today for Site Plan Review and NCPB recommended approval. They were granted their variance for parking stalls from the Town of Cambria Zoning Board. They are requesting a 10, 600 sq. ft. building Site Plan for a Dollar General. Ms. Bennet brought some color options for the building façade with her to show the board for a better idea of what the building will look like.

Public Hearing Opened.

Nicholas Moshier of 5047 Carriage Lane spoke in favor of the Dollar General and feels it would be good for people to be able to go to a store close by with the rising gas prices.

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Dave Littere of 4245 Cambria-Wilson Road expressed concerns about the design of the building, whether it will look more historical like the one in the Olcott area, if there will be an entrance and exit for the trucks on Cambria-Wilson Road, and how far back the property goes.

Public Hearing Closed.

Mr. Amacher confirmed that the County Planning Board approved this plan at their meeting earlier in the day. Evergreen trees were proposed at that meeting for year round foliage. The entrance/exit will be only off of Ridge Road and will be 120-150 ft. from the corner.

Mr. Meal inquired as to whether the DOT (Department of Transportation) has commented on the location of the exit with the left turning lane being there. Ms. Bennett explained that the DOT has not made any comments yet other than to proceed since their first submission. They have not made any comments about the distance of the exit from the intersection. Ms. Bennett state there is only one entrance/exit on the corner lot as permitted by the DOT.

Ms. Bennett brought two color options for the façade of the building. There is brick shading all up the entrance to make the building look nicer. Mr. Amacher preferred the khaki brown color.

There is one pole with security lighting in the front parking bay; the rest would be path lighting on the building wall. The trash bins will be gated in. The hours of operation will be from 8am-10pm seven (7) days a week including most holidays. There are generally 8-10 people on staff all together, usually with 2-3 staff members on at a time. There will be no storage outside but sometimes there is seasonal merchandise put in the outside store front for sales. The lighting will be controlled remotely so they can work with the Towns preferences for outside lighting. There are cameras inside the building but no security personnel. Ms. Bennett does not believe they have security cameras outside the store but she will find out for sure if that is the case. Truck traffic on the high end is two trucks a day to the lower end of two trucks per week. Initially truck traffic will be heavier in order to get the shelves stocked for the first time.

A portion of the property was subdivided out almost in half. There is 300 ft. left that is still vacant land.

Storm water drainage will be taken care of.

Motion

A motion for Negative SEQR was made by Mr. Kroening and seconded by Mr. Schreader, all in favor, carried.

A motion to approve the site plan with the following conditions:

1. SWPPP(Stormwater Pollution Prevention Plan) must be approved
2. one entrance as proposed with DOT approval of the location,
3. khaki brown color and shale brown brick detail,
4. gated garbage area,
5. hours being 8am-10pm 7 days a week ,
6. 8-10 employees, no outdoor storage other than sale of sidewalk items,
7. soft outdoor lighting on 24/7 around the entire building for security and extra over the front exits outside with a monitored security system

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was made by Mr. Meal seconded by Mr. Sieczkowski, all in favor, carried.

CIR ELECTRICAL CONSTRUCTION CORP.
3667 Ridge Road, Lockport
Solar Site Plan

PSP-2022-005
SBL#77.00-2-32.2

Kevin Wagner is present for CIR Electric. A variance is needed because they have gone over the allowable sq. footage. The owner has purchased rather than leased the solar array which uses non reflective plates. Excess goes into the grid. The home will be all electric. There are pine trees to cover the array from the road. They have provided signage for the fire departments. The array is 168 ft. from the road with the conduit underground and buried. This will be a fixed ground mount array and should power the whole house, no batteries are used. There is a recycling system for the arrays so it is up to the owner whether they replace them or recycle them once they are no longer functional. They could last 30-40 years and are warrantied for 25 years.

Motion

A motion for Negative SEQR was made by Mr. Kroening and seconded by Mr. Schreder, all in favor, carried.

A motion to approve contingent upon:

1. approval from the zoning board for the area variance,
2. no batteries permitted, and
3. the owner to be responsible for decommissioning the panels when they are no longer functional,

was made by Mr. Siekowski and seconded by Mr. Kroening, all in favor, carried.

NIAGARA COUNTY
5058 Lockport-Junction Rd.
Rezoning

OP-2022-02
SBL#107.00-2-32

This was removed from the agenda.

Announcements

Mr. Amacher announced next meeting is July 18, 2022 at 7:00pm. Special Meeting next Monday at 6:00pm for Eagle Drive, LLC.

Adjournment

A motion to adjourn @ 7:38pm was made by Mr. Siekowski and seconded by Mr. Meal, all in favor, carried.

Krista Brocius

Planning/Zoning Clerk