

**Approved-Planning Board Minutes  
June 21, 2021**

The regular monthly meeting of the PLANNING BOARD of the TOWN of CAMBRIA was called to order by William Amacher, Chairman, on June 21, 2021 at 7:00 P.M.

Members present: William Amacher, Chairman, Roger Schreader, Sr.,  
Gerald Kroening, Garret Meal, Michael Sieczkowski, David Carter, Alternate  
Also present: Benjamin Musall, Councilman and liaison to the Town Board  
James McCann, Building Inspector  
Gary Billingsley, Attorney

Following salute to the flag, Mr. Amacher called the regular meeting to order. The Planning Board members took action upon the following matters:

**MINUTES:**

A motion was made by Mr. Sieczkowski and seconded by Mr. Kroening to approve the minutes of April 19, 2021 and May 17, 2021 as presented. Approved, motion carried.

On tonight's agenda there is one Public Hearing.

**P-SE-2021-002**

**R. SEAN MANNING, INC d/b/a FREEDOM RUN WINERY  
5138 Lower Mountain Road, Lockport, New York 14094**

The notice of Public Hearing was read by the Secretary.

**PLEASE TAKE NOTICE that the Town of Cambria Planning Board will hold a Public Hearing on the 21<sup>st</sup> day of June, 2021 at 7:00 PM at the Town Hall, 4160 Upper Mountain Road, Sanborn, New York, for the purpose of considering the following application:**

**(P-SE-2021-002) R. SEAN MANNING, INC d/b/a FREEDOM RUN WINERY, 5138 Lower Mountain Road, Lockport, New York 14094 for a Special Events Permit to permit applicant to conduct Special Events known as the Music Series consisting of live music upon said premises on Sundays between 3 p.m. and 6 p.m. on June 27, 2021, July 11, 2021, July 25, 2021, August 1, 2021, August 15, 2021, August 22, 2021 and September 12, 2021 (maximum of 200 people) pursuant to Section 1130 (16) of the Zoning Ordinance of the Town of Cambria regulating and permitting Special Events.**

**All parties in interest and citizens will be given an opportunity to be heard at the aforesaid hearing.**

Public Hearing opened:

Kirk Brown, 5180 Lower Mountain Road; no problems. As there was no one else that desired to be heard, Mr. Amacher closed the Public Hearing.

Mr. Amacher directed some questions to Mr. Manning; Mr. Manning replied alcohol will be served, cash bar for the event only no tastings, parking available for 75-100 vehicles with handicap parking, outdoor seating, the restrooms in the barn will be used, admission is \$15, and events are in the barn. Mr. Amacher stated the Building Inspector needs to be shown where the stage will be.

The Attorney suggested that if the Board grants the Special Events Permit that the following conditions apply:

1. 200 person maximum.
2. All vehicles shall be parked off road.
3. Food trucks permitted upon advance notice to the Building Inspector.
4. Small tents permitted as needed.

5. Proof of insurance from Freedom Run shall be provided to the Town of Cambria as required by the Special Events Ordinance.
6. Applicants shall comply with all applicable requirements of the Town of Cambria Zoning Ordinance and the Niagara County Health Department.

Mr. Manning indicated that his driveway is wide enough for an ambulance or fire truck, a dumpster will be used for refuse.

A motion was made by Mr. Schreader and seconded by Mr. Kroening to declare **negative declaration under SEQR** on a Special Events Permit.  
**Unanimously approved, motion carried.**

A motion was made by Mr. Schreader and seconded by Mr. Sieczkowski to **accept** the Special Events permit application of R. Sean Manning d/b/a Freedom Run Winery with the conditions mentioned above.  
**Unanimously approved, motion carried**

**P- MSBD-2021-012**

**SBL 119.03-1-2**

**MICHAEL HANSEN, 3196 Northway Drive, Sanborn, N.Y. 14132**

Applicant indicated he wants to subdivide a lot which will be on Northway/Rt. 31 and will be 200' x 240' which will leave 125' on the original lot on Northway. There will be sewer on the lot. Mr. Hansen has a buyer.

A motion was made by Mr. Kroening and seconded by Mr. Meal to **waive Public Hearing** on Application of Michael Hansen for a one-lot Minor Subdivision-3196 Northway Drive/ Rt. 31 200' x 240 lot.  
**Unanimously approved, motion carried.**

A motion was made by Mr. Sieczkowski and seconded by Mr. Kroening to declare **Negative Declaration under SEQR** on Application of Michael Hansen for a one-lot Minor Subdivision-3196 Northway Drive/ Rt. 31 200' x 240 lot.  
**Unanimously approved, motion carried.**

A motion was made by Mr. Kroening and seconded by Mr. Schreader to **accept** Application of Michael Hansen for a one-lot Minor Subdivision-3196 Northway Drive/ Rt. 31 200' x 240 lot.  
**Unanimously approved, motion carried.**

**P-MSBD-2021-011**

**SBL 105.00-1-41.2**

**Curione Farms, 3277 Upper Mountain Road, Sanborn NY 14132**

**LOT: 3274 Upper Mountain Road SBL 105.00-1-41.111**

Mr. Curione would like to subdivide a lot on Upper Mountain 3274 Upper Mountain Road, 99' x 412'. There is already an existing home on the lot.

A motion was made by Mr. Schreader and seconded by Mr. Kroening to **waive Public Hearing** on Application of Curione Farms for a one-lot Minor Subdivision-3274 Upper Mountain Road, 99' x 412'.  
**Unanimously approved, motion carried.**

A motion was made by Mr. Kroening and seconded by Mr. Sieczkowski to declare **Negative Declaration under SEQR** on Application of Curione Farms for a one-lot Minor Subdivision-3274 Upper Mountain Road, 99' x 412'.  
**Unanimously approved, motion carried.**

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A motion was made by Mr. Schreader and seconded by Mr. Kroening to **accept** Application of Curione Farms for a one-lot Minor Subdivision-3274 Upper Mountain Road, 99' x 412'.

**Unanimously approved, motion carried.**

**ADD ON AT THE REQUEST OF APPLICANT AND APPROVED BY CHAIRMAN.**

**ANTHONY NASIADKA, residing at 4864 Ridge Road  
ADAM FINCH-Authorized representative  
One lot subdivision Ridge Road-399' x 622' (tax map 79.00-1-15.1)**

Mr. Finch indicated that the perk test was done on the property, no drainage problems and there are no buildings currently on it; it is a hay field.

He was told that after he receives the survey he must submit it to the Building Inspector.

A motion was made by Mr. Sieczkowski and seconded by Mr. Meal to **waive Public Hearing** on Application of Anthony Nasiadka-one lot Minor Subdivision Ridge Road-399' x 622'.

**Unanimously approved, motion carried.**

A motion was made by Mr. Kroening and seconded by Mr. Schreader to declare **Negative Declaration under SEQR** on Application of Adam Finch-one lot Minor Subdivision Ridge Road-399' x 622'.

**Unanimously approved, motion carried.**

A motion was made by Mr. Kroening and seconded by Mr. Meal to **accept** Application of Adam Finch-one lot Minor Subdivision Ridge Road-399' x 622'; upon the condition that the survey of the subdivided parcel be filed with the Town.

**Unanimously approved, motion carried.**

Mr. Amacher reported that Dr. Danahar on the corner of Lockport Road and Campbell Blvd. is requesting permission to replace his sign with one the same size.

No comments.

A motion was made by Mr. Kroening and seconded by Mr. Schreader to **approve** Dr. Danahar's request to replace a sign in front of his business on the corner of Lockport Road and Campbell Blvd. with a non-illuminated sign the same size.

**Unanimously approved, motion carried.**

**REPORTS:**

**Chairman** – Next meeting: July 19, 2021, 7:00 pm

**Building Inspector** – No report.

**Attorney** – No report

**Councilman Musall**- Reported that the Town Board is waiting for approval of the Town's Updated Comprehensive Plan from the Niagara County Planning Board. They are also currently working on a new battery storage law and is working with Wendel on that. Camera/recording equipment will be installed in order to record/video all meetings.

A motion was made by Mr. Kroening and seconded by Mr. Meal to adjourn at 7:52 pm.

Respectfully submitted,

Minutes approved \_\_\_\_\_