

Town of Cambria Planning Board Meeting Minutes

May 20, 2024

Call to order

A meeting of the Town of Cambria Planning Board was held at **6:00 pm** on **May 20, 2024**. 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
Gerald Kroening, Member
Garret Meal, Member
Abe Platt, 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: Chad Brachmann, Alternate

Approval of minutes

A motion to approve the minutes of April 15, 2024, and April 22, 2024 made by Mr. Kroening and seconded by Mr. Schreader, all in favor, so carried.

New Business

JCS BUILDERS	PSBD-2024-007/008/010
Ridge Road, Lkpt	SBL#92.00-1-62.11
Subdivision-4 lots	

Jonathan Bradbury of JCS Builders would like to subdivide 4 lots. The building department maps show two different scenarios concerning how much of those lots are covered in wetlands and are in a floodplain. Mr. Bradbury said they are not in floodplain or wetland areas where he wants to divide off. He may need a setback variance if there is one. Attorney Platt and the board agreed that it would be best to wait until the Department of Environmental Conservation can confirm.

Motion

A motion to table the application for 1 month was made by Mr. Sieczkowski and seconded by Mr. Schreader, all in favor, so carried.

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YOUNG, Mary Jean
Cambria Rd., Sanborn
Subdivision

PSBD-2024-011
SBL#120.00-2-3.111 (part)

Mary Jean Young would like to subdivide a 172' X 506' parcel on Cambria Road. There are no drainage issues and the lot lines up with the other two in that area. Ms. Young needs to provide a survey of the property to the building department.

Motion

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

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

A motion to approve the application contingent upon the survey being provided and the subdivision being filed with the Niagara County Clerk's Office within 1 year was made by Mr. Sieczkowski and seconded by Mr. Meal.

Public Hearing

BRACHMANN, Louise & Chad **PSE-2024-003**
5432 Baer Rd., Sanborn **SBL#119.00-1-43**
Site Plan-Wedding venue

Attorney Platt read the public hearing notice.

Chad and Louise Brachmann have taken down an old dairy barn and would like to replace it with a building for events such as weddings. It would be 7,500 sq. ft. in size.

The public hearing was opened.

Craig Dumbleton of 5766 Pascoe Park is concerned about the current traffic on Baer Rd., and Saunders Settlement Rd. Increasing traffic and speeding issues would only add to that concern. He finds that many people come down Pascoe Park lost looking for the venue and that it will ruin the peaceful nature of the area.

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Chairman Amacher stated that this is a Special Event Permit and Site plan. It must be reviewed yearly so if there are problems that would be a way to remedy them. The main entranceway is also going to be on Baer Rd.

Gerry Martin of 3250 Saunders Settlement Rd. has the same concerns as Mr. Dumbleton. He was unaware that the entranceway for the venue would be located on Baer Rd and not on Saunders Settlement.

Paul Otto owns land across the street from there and is concerned about the traffic issues around Baer and Human Rd. as well.

Mr. & Mrs. Brachmann stated that they are going to try and get signs up to show where the entranceways and exits are. They also have staff directing traffic as they do not want any traffic issues or accidents. They have a couple of driveways and a turnaround for limos to help mitigate some problems.

The public hearing was closed.

Charles A. Dahlke of Life by Design Architecture in Lockport explained that the building would be wood frame construction with a metal exterior. There will be a mezzanine inside. There will be air conditioning and heated floors. It will be equipped with a sprinkler system. There will be a small catering kitchen just to bring the food into. They have 8 handicapped parking spaces and will have plenty of parking in the back.

The wedding party would have to get their own liquor license.

The Brachmann's hope to have this open next year and to start the structure in July.

There was more discussion about traffic, parking, and signage. There was some confusion on the maximum capacity of people in the building but that will be determined later once the structure is finished, as the building code dictates occupancy load.

Chairman Amacher inquired about the silos on the property that is to be near that building. Ms. Brachmann stated that she contacted her insurance company. They already took one down and will be leaving the others.

The Brachmann's also stated that they have a gate they can use to close off any entrance or exit from Saunders Settlement Rd.

This application was approved by the Niagara County Planning Board at their meeting earlier in the day.

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Motion

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

A motion to approve the application for 1 year, contingent upon addressing the Baer Rd. traffic concerns with signage, if appropriate was made by Mr. Schreader and seconded by Mr. Kroening, all in favor so carried. * *The Building Inspector will talk to the Highway Department about signage and traffic concerns.*

Reports

No reports

Announcements

Chairman Amacher announced that the next meeting will be June 17, 2024 @ 7:00 pm.

Adjournment

A motion to adjourn the meeting @ 6:45 pm was made by Mr. Sieckowski and seconded by Mr. Meal, all in favor, so carried.

Krista Brocious
Building Inspector Clerk
