

Town of Cambria Planning Board Meeting Minutes

May 16, 2022

Call to order

A meeting of the Town of Cambria Planning Board was held at 7:00pm on May 16, 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
Ben Musall, 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: N/A

Approval of Minutes

A motion to approve the minutes from April was made by Mr. Kroening and seconded by Mr. Schreader, all in favor, carried.

KIN LOCH FARMSTEAD
4299 Ridge Road, Lockport
Barn Addition

PSP-2022-001
SBL#78.00-2-24.112

Alexandra Plante of Kin Loch was present at the meeting. This will be a storage only addition. It will blend in with the rest of the building as far as esthetics. It will have the same coloring. It will have a man-door and one window. There will be lighting inside but no plumbing. The addition will sit on a concrete pad.

Motion

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

A motion to approve the site plan was made by Mr. Sieczkowski seconded by Mr. Kroening, all in favor, carried.

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KIN LOCH FARMSTEAD
4299 Ridge Road, Lockport
Sign

RBP-2022-0024
SBL#78.00-2-24.112

The sign will be 10'x 18' with black metal letters. It will be a ranch style sign like the picture provided by Ms. Plante. It will be attached to her existing gate. The sign will not be illuminated.

Motion

A motion to approve the sign was made by Mr. Kroening and seconded by Mr. Meal, all in favor, carried.

Subdivisions

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

PSBD-2022-010
SBL#78.00-1-27

Tara Mathias-Bennett is present to represent The Broadway Group. They are requesting a subdivision for a future Dollar General. They are subdividing 2.4 acres. It will be one lot just turned into two lots. The frontage is currently 645' proposed lot is 334' on ridge road. The remaining area would be just under 312'. The property is currently owned by Cody Development 2, LLC. Ms. Bennett submitted a consultation request to SHPO there are no architectural items of significance in this area. She will submit this letter to the Town.

Motion

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

A motion for negative SEQR made with the contingency that the Town be provided the documentation from SHPO was made by Mr. Meal and seconded by Mr. Schreder.

A motion to approve the subdivision with the contingency that it be filed with the Niagara County Clerk's Office within one year, made by Mr. Meal seconded by Mr. Sieczkowski, all in favor, motion carried.

OTTO, Paul
5313 Subbera Road, Lockport

PSBD-2022-008
SBL#120.00-2-3.111

Paul Otto was present. The lot is 172' x 506'. Mr. Amacher requested that Mr. Otto provide a survey of this lot. This is next to the lot he took off last year. It is the same depth as that previous lot. There is plenty of frontage left and there are no drainage issues on the property. Mr. Meal pointed out that there are 7 names on this property and wanted to confirm that Mr. Otto has permission from all his siblings to execute this request. Mr. Otto stated he has permission from all his siblings. This parcel is under contract for purchase at this time.

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Motion

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

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

A motion to approve the subdivision with the contingency that it be filed with the Niagara County Clerk's Office within one year, and that a survey be provided to the Town made by Mr. Sieczkowski seconded by Mr. Kroening, all in favor, motion carried.

ROBINS, Matthew
4991 Shawnee Road, Sanborn

PSBD-2022-009
SBL#106.00-1-45.2

It was discovered that Mr. Robins has an accessory building on the lot he wants to sell off and no principal building on it. A variance is required for this.

Motion

A motion to table this matter was made by Mr. Meal and seconded by Mr. Kroening, all in favor, carried.

Special Events

CAMBRIA VOLUNTEER FIRE COMPANY *Tractor Pull*

Max Morrell, Chairman and Christopher Lute, President are present from the Fire Department. This year the event will be only one day. The event will be Saturday July 30, 2022. The gate will open at noon; the show starts at 2:00pm and the event should end around 11:00pm. Mr. Lute stated they would send the building department a diagram for parking. The vendors will be the same as last time. They may have an ice cream truck but not sure yet. They will still have coverage for fire and ambulance emergencies with the help of the Town of Wilson. Mr. McCann stated that there were no concerns or complaints from the last time they had the event.

Motion

Motion to approve the tractor pull was made by Mr. Meal, seconded by Mr. Schreader, all in favor, carried.

Announcements

Mr. Amacher announced next meeting is June 20, 2022 at 7:00pm.

Adjournment

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

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Krista Brocious
Planning/Zoning Clerk
