

## Town of Cambria Planning Board Meeting Minutes

### *November 21, 2022*

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#### **Call to order**

A meeting of the Town of Cambria Planning Board was held at **5:30 pm** on **November 21, 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  
Gerald Kroening, Member  
Garret Meal, Member  
Ben Musall, Town Board Liaison  
Gary Billingsley, Attorney  
Matthew Cooper, Deputy Building Inspector/Code Enforcement  
Krista Brocius, Clerk Planning /Zoning Board

Members not in attendance included: James McCann, Building Inspector/Code Enforcement

#### **Approval of Minutes**

A motion to approve the minutes of October 17, 2022, made by Mr. Schreader and seconded by Mr. Kroening all in favor, so carried.




**NIAGARA COUNTY**  
**5058 Lockport-Junction Rd., Lockport**  
***Rezoning***

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

Andrew Reilly and Thomas Reynolds were present from Wendel. Andrea Klyczek was present from the County. Mr. Reilly updated everyone on the Business Park Project process. No public input was received and no comments were received from other agencies. Mr. Reilly spoke about the draft Final Generic Environmental Impact Statement (FGEIS) and the sample of findings document provided to the Planning Board to aid in their recommendation to the Town Board. Mr. Reilly also provided documentation on what the allowable Thresholds for the Development of the project site might be.

Mr. Reilly addressed a concern from a previous meeting regarding the wetlands on the property not ever being developed and staying wetlands. He explained that a Conservation Easement or a similar mechanism could be part of the Boards conditions for the project site to ensure that the wetlands area cannot be developed now or at a later time.

Mr. Reilly made the following points:

-  The sewer will be hooked up through the County Sewer District.
-  A Phase 1B has been requested following the Phase 1A which means holes need to be dug to determine if there are any artifacts on the property.
-  There is water out front that is capable to use for this Site

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- ✿ Need three phases to bring in power. The power company needs a customer first to extend the electricity. This would be the same situation with the gas line. There are about 5-10ft. of rock, the sewer, electric, and gas lines would have to deal with.

Mr. Amacher asked if there would be any thermal or solar energy utilized. Mr. Reilly explained that alternative forms of energy are always encouraged. Being that this is a small business park, small-scale alternatives would suffice, like solar panels on the roof depending on the users of the site. There was more discussion on this concerning climate change and also traffic impacts.

Mr. Sieczkowski asked the following questions and they were answered as follows:

- ✿ Will a SWPPP report have to be done more than once? Each construction project would need one but they would be kept open and ongoing as things evolve so new ones do not have to be opened every time. This would aid with the ever-changing regulations.
- ✿ Mr. Sieczkowski inquired about air quality regulations, which the Town of Cambria does not currently have. He wanted to know if the Town should work on regulations for this. Mr. Reilly explained that if they are worried about it then they should but he doesn't believe there would be air quality issues here. There was further discussion on this.
- ✿ Niagara County Department of Public Works currently uses the area for millings. Those will have to be removed.
- ✿ Mr. Sieczkowski asked about odor and noise. Mr. Reilly goes on to discuss both and the Town will have the final say in who the users will be and what the regulations will be.
- ✿ There is data in the DGEIS from the Bear Ridge Solar Project and the research that was done at this site.
- ✿ Users will buy the property from the County rather than lease it. The County wants to set the space up but will sell it to the user (s).

The Planning Board will have to make recommendations on the rezoning and the conditions.

A motion to recommend to the Town Board that the FGEIS be accepted, subject to any additional comments was made by Mr. Kroening and seconded by Mr. Sieczkowski, all in favor, so carried.

**OHOL, Thomas**  
**4746 Upper Mt. Rd., Lockport**  
***Subdivision***

**PSBD-2022-013**  
**SBL#107.00-1-40.1**

Mr. John Ohol was present on behalf of Mr. Thomas Ohol. Mr. Ohol would like to subdivide 20 acres on the north side of the property on Upper Mountain Road.

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

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

A motion to approve the subdivision with proof of the consolidation Deed recorded with the County and provided to the Town within one year made by Mr. Meal and seconded by Mr. Sieczkowski, all in favor, so carried.

**NIAGARA COUNTY COMMUNITY COLLEGE**  
**3111 Saunders Settlement Rd.**  
*Law Enforcement Academy*

**PSP-2022-011**  
**SBL#119.00-1-50.1**

A referral to the Niagara County Planning Board took place and they recommended approval. The Site Plan Approval was signed by the College representative and will be satisfied once the Planning Board Chairman signs it as well.

A motion to approve the Site Plan was made by Mr. Kroening, seconded by Mr. Schreder, all in favor, so carried.

### **Announcements**

Mr. Amacher announced that the next meeting will be on December 19, 2022, at @6:00 pm.

### **Reports**

Mr. Billingsley handed out the 2023 meeting dates that deviate from the normal schedules. Planning Board meetings are normally held on the 3<sup>rd</sup> Monday of each month at 7:00 pm. Zoning Board meetings are usually held on the 4<sup>th</sup> Monday of each month at 7:00 pm. The exceptions for 2023 are as follows:

January 23, 2023  
February 27, 2023  
November 20, 2023  
December 18, 2023

**Both meetings will be held on the above dates starting with the Planning Board meetings at 6:00 pm and the Zoning Board meetings afterward at 7:00 pm.**

### **Adjournment**

A motion to adjourn at 6:23 pm was made by Mr. Sieczkowski and seconded by Mr. Meal, all in favor, so carried.

*Krista Brocious*

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Planning/Zoning Clerk