

**Town of Cambria  
Planning Board Meeting  
March 16, 2020**

The regular monthly meeting of the Planning Board of the Town of Cambria was called to order by William J. Amacher, Chairman at 7:00 PM. Everyone was welcomed to the meeting, followed by the Pledge to the Flag.

**Members Present:** William J. Amacher, Chairman

Roger Schreader

Michael D. Sieczkowski

Garret Meal

Gerald E. Kroening

**Members Absent:** Douglas Mawhiney

**Also Present:** Gary Billingsley, Attorney

James McCann, Building Inspector

Benjamin Musall, Councilman, Town Board Liaison Planning Board

A motion was made by Mr. Sieczkowski and seconded by Mr. Kroening to approve the Minutes of the February Meeting as presented, unanimously approved, motion carried.

**New Business**

**Michael King**

**Minor Sub-Division**

**3308 Andrews Road, Ransomville, NY 14131**

**PBSBD-2020-003**

**SBL# 77.00-2-1.111**

Mr. King was present at the meeting and would like sub-division approval to create a 160' by 200' lot from his 54.20 acre parcel. This proposed lot will be located at the front corner, of the property located at 3308 Andrews Road. If approved the newly created lot will be used as a building lot to construct a residence for his son Chuck. There are no drainage issues with the proposed lot. Mr. McCann has no issues with the proposed lot.

A motion was made by Mr. Schreader and seconded by Mr. Meal to waive the Public Hearing, all in favor, motion carried.

A motion was made by Mr. Kroening and seconded by Mr. Sieczkowski to Declare a Negative Declaration under SEQR, all in favor, motion carried.

A motion was made by Mr. Meal and seconded by Mr. Schreader to approve this one (1) lot minor sub-division, all in favor, motion carried.

**New Business  
Site Plan  
PSP-2020-001**

**Turner Properties-Christopher Matyas  
4611 Townline Road, Ransomville, NY 14131  
SBL# 121.00-2-73**

Mr. Matyas was present at the meeting and would like to expand the building that houses his business Modern Tech by adding a 70' by 176' addition. The addition will be 12,320 square feet. Two years ago this Board approved an addition to the existing building which is approximately 13,608 square feet.

The Board pointed out that the proposed addition will almost double the size of the existing structure.

Mr. Matyas stated that he currently has 34 employees, and if all goes well with the addition he may hire additional employees, possibly up to 40.

The proposed addition will have the same outside lighting, color and features as the existing structure. There will be three (3) overhead doors, two (2) of the doors will be 12' one will be 16' and two (2) man doors. No restroom is planned for the new addition that will remain in the existing structure.

Employee parking will remain outside the existing or primary building. A fire lane with no parking will be in place surrounding the proposed addition.

According to Mr. Matyas additional parking will not be required as his employees work two (2) shifts 8:00AM-4:00PM or 4:30PM-12:00AM.

The Niagara County Planning recommended that this Board grant Site Plan approval.

A motion was made by Mr. Kroening and seconded by Mr. Meal to Declare a Negative Declaration under SEQR, all in favor, motion carried.

A motion was made by Mr. Schreader and seconded by Mr. Kroening to approve this site plan, all in favor, motion carried.

**New Business**  
**Site Plan**  
**PSP-2020-002**

**Buffalo Buildings, LLC- Wasik/Manning**  
**4947 Lockport Road, Lockport, NY 14094**  
**SBL# 121.00-2-79**

Mr. Wasik and Mr. Manning were present at the meeting; they would like to build a 45' by 120' building for storing the equipment for their blacktop business. They also plan to rent out one or two of the five (5) bays that will be constructed in the proposed new building.

The proposed building will be utilizing pole barn construction; there will be five overhead doors and five man doors for each bay, with no windows. Security lighting will be located in front of each bay. Each bay will have natural gas heat, water and a restroom.

The setback for the proposed building will be 85 feet. There will be 15-16 feet of concrete outside each bay and a gravel driveway.

If a sign is placed they understand that according to code it must be no larger than 32 square feet and placed on a pole in front and not placed on the building.

Water will drain into front ditch; there are currently no drainage issues with this property.

Landscaping will consist of grass that will be kept mowed; there will be no outside storage.

There are currently no plans for a dumpster, but it was suggested that if they do obtain one in the future it would be a good idea to put it in a fenced area.

According to Mr. Wasik and Mr. Manning their business currently has less than 10 employees and they typically work their blacktop business from 7:30AM-5:00PM, Monday through Friday and sometimes Saturday.

The Niagara County Planning Board recommended that this Board grant Site Plan Approval.

A motion was made by Mr. Kroening and seconded by Mr. Schreader to Declare a Negative Declaration under SEQR, all in favor, motion carried.

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

**Reports:**

**Chairman-** Nothing at this time.

**Building Inspector-** Nothing at this time.

**Attorney-**Nothing at this time.

**Board Members-** Nothing at this time.

A motion was made by Mr. Kroening and seconded by Mr. Siczkowski to adjourn the meeting at 7:40PM, all in favor, motion carried.

The next meeting of the Planning Board will to take place Monday, April 20, 2020 at 7:00PM.

Respectfully Submitted by  
Melinda Olick