

Town of Cambria Planning Board Meeting Minutes

February 28, 2022

Call to order

A meeting of the Town of Cambria Planning Board was held at 6:00pm on February 28, 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
David Carter, 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: Gerald Kroening, Member

Approval of Minutes

A motion was made by Mr. Sieczkowski and seconded by Mr. Carter to approve the minutes of the January 24, 2022 meeting as presented. Unanimously approved, motion carried.

New Business

ELLIS, James P-SP-2022-001 *Ground Mounted Solar Energy*
4758 Thrall Rd. SBL#107.00-1-16.1

Liam McMahon from Buffalo Solar was present to represent Mr. Ellis. Chairman, Amacher asked how many panels would be put in. The project consists of twenty six (26) 425 watt solar modules. This was being reviewed by the board because it is in the escarpment district and ground mounted. Mr. McMahon explained that it is a standard grid tied system with a rapid compliance shut down on the exterior and interior. Buffalo Solar obtains state approval from NYSEDA and utility approval from National Grid or NYSEG. The panels will be mounted on the east side of the property.

Mr. McCann will notify the appropriate fire departments when the solar panels arrive.

Mr. Amacher inquired about the property being mostly in the shade. Mr. McMahon explained that the property does get a fair amount of shade but the solar panels have been positioned in

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such a way that they will get more solar exposure throughout the year. It is viable solar. The panels are stationary.

Mr. Sieczkowski asked about the glare from the panels and Mr. McMahon explained that the manufacturers of solar panels put an anti-reflective coating on them for drivers on the road and neighboring properties. Mr. Ellis owns the panels they will not be leased.

Mr. Sieczkowski asked about decommissioning for the solar life. Mr. McMahon states that the life expectancy is 25 years and usually goes passed that. Mr. McCann explained that with Mr. Ellis owning the panels, the decommissioning will be his responsibility or whoever owns the property at that time. Mr. Billingsley said that there isn't a law on it here but would be appropriate to state as part of the site plan that the panels be removed by the owner when they are no longer functioning. Buffalo Solar would remove them if contacted to do so by the owner at that time. Mr. Ellis will put in conifers in front of the solar panels to block view from the road.

Rear edge clearance on the array is 8' 3" in height according to Mr. McMahon.

Mr. Meal wanted to know if there is anything in the solar law regarding where an array can be placed in relation to the house. Mr. McCann states that there is no setback law. It has to come in front of the board for a variance and site plan if it is going to be on the side or front of the house rather than behind it. It would be too close to the escarpment in the backyard.

Motion

A motion for Negative SEQR made by Mr. Schreader seconded by Mr. Carter, all in favor, carried.

A motion to approve contingent upon the Zoning board approval on the solar array variance and also the decommissioning of the array by the property owner when no longer functioning made by Mr. Sieczkowski and seconded by Mr. Schreader, all in favor, carried.

PARAMOUNT PROPERTIES/GAMMP
V/l Lockport Rd.

P-SBD-2022-001
SBL#121.00-1-30

April and Jim Gammp are the owners of the above property and business and were present for the meeting. The lot is 125'x 267' between Comstock and Meahl. It is a single family home and sold already.

Mr. McCann has no problems with this being subdivided. Chairman Amacher states that there are no drainage issues. Chairman Amacher checked if the board had any questions. There were no questions.

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Motion

A motion to waive public hearing was made by Mr. Meal and seconded by Mr. Carter.

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

Motion to approve by Mr. Sieczkowski seconded by Mr. Schreader, all in favor, motion carried.

WALKER, Daniel **P-SBD-2022-002**
3769 Upper Mt. Rd. **SBL#106.00-1-41.111**
Site Review Escarpment District

Mr. Walker was present for the meeting. He would like to erect a pole barn behind his existing barn. It will be used for hay storage. It will be 60'x 80' and similar build and color to the existing barn. The floor will be gravel for now and then he will have concrete put in, probably next year. Mr. Walker will have electric in the barn for elevators etc.

Mr. McCann has no issue with this plan. Mr. Walker was in front of the board because the escarpment requires approval for any buildings. The board had no questions for Mr. Walker.

Motion

Motion for Negative SEQR made by Mr. Carter and seconded by Mr. Meal, all in favor, carried. A motion for Site Plan approval was made by Mr. Meal with the contingency that it maintains the side yard setback of 100'. Mr. Sieczkowski added the condition that Mr. Walker adheres to ARTICLE VIII ESCARPMENT DISTRICT in the Cambria Zoning Ordinance. Mr. Schreader seconded the motion, all in favor, carried.

Unfinished business

CODY DEVELOPMENT 2, LLC **P-SP-2022-001**
5218 Upper Mt. Rd. **SBL#107.00-2-23**

Mr. Arlington notified Mr. McCann that he could not make it to the meeting.

Motion

A motion to table was made by Mr. Schreader and seconded by Mr. Meal.

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Reports

Mr. McCann requested that the subdivisions start to be filed with the county within six months so they are recorded. He and Debbie Littere, Town Assessor/Tax Collector recommend that be included in future subdivision approvals. Mr. Billingsley and Mr. Amacher agreed that would be a good idea. This would help in future years when there are zoning changes. This stipulation of record could be added to the application. The board can do something about that next month if they get something in writing and check with Ms. Littere for appropriate terminology.

Mr. Musall inquired as to the ramifications if does not get recorded in a timely manner. After a period of time if it's not filed the approval expires and it is no longer and approved subdivision. The subdivision would not be able to be sold because it then doesn't exist. If it does not get filed then it has to come back before this board for approval.

Announcements

Chairman Amacher announces that the next meeting will be held on March 21, 2022 at 7:00pm. There will be a work meeting same night at 6:00pm.

Adjournment

A motion to adjourn @6:30pm made by Mr. Carter and seconded by Mr. Sieczkowski, all in favor, carried.

Krista Brocious
Building Inspector Clerk

March 21, 2022
Date of approval