

Town of Cambria Planning Board Meeting Minutes

July 18, 2022

Call to order

A meeting of the Town of Cambria Planning Board was held at 7:00pm on July 18, 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 to approve the minutes from June 20th & 27th 2022 was made by Mr. Sieczkowski and seconded by Mr. Carter, all in favor, carried.

MANTA, Donald
5843 Baer Road, Sanborn
Minor Subdivision

PSBD-2022-005
SBL#134.00-1-22

Mr. Manta returned from a previous meeting in March where his subdivision was tabled. He has decided to split his lot to the back. His plan to subdivide the lot has been revised to be within code. The solar panels will stay on the current lot. He plans to build a house on the new lot which is 231' X 614'.

Mr. McCann has no concerns about this.

Mr. Amacher informed Mr. Manta that a new survey needs to be submitted before the building permit can be issued and the subdivision must be filed with Niagara County within one year of this meeting date.

Motion

A motion to waive the public hearing was made by Mr. Schreader, seconded by Mr. Carter, all in favor, carried.

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

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A motion to approve the minor subdivision with the following conditions:

- New Survey provided to building inspector
- Subdivision filed with the county within one year

Made by Mr. Sieczkowski, seconded by Mr. Meal, all in favor, carried.

NIAGARA COUNTY
5058 Lkpt-Junction Rd., Lockport
Rezoning

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

Drew Reilly was present to represent the County from Wendel Engineers. They are asking the Town to rezone the site to Planned Development. A scoping document for the Generic Environmental Impact Statement (GEIS) has been drafted and provided to the Board for review. The scoping document contains a description of what they will be doing and is the first part of the State Environmental Quality Review (SEQR) process. It indicates that the users of this property will not contaminate it. The back part of the property is a wooded wetland and won't be used in the development. This will offer a nice screen for the project.

Information and studies provided in this document include:

- Specific impacts to the site.
- The air quality assessment is based on the users of the site.
- It provides evidence that this project will be in accordance with the Comprehensive Plan of the Town and why it's good.
- Impacts of transportation in that area will be analyzed. GEIS can set threshold limits for improvement depending upon the amount of traffic flow. Limits can be set on noise, odor, and light.
- Public health and safety issues will be studied.
- The impacts on police, fire, and a water line being run in to address emergency services.
- It will end with the cumulative and overall impact of the project. These findings will set all the parameters and conditions of the rezoning.

Niagara County is hoping that this space will be ready for rezoning by January 2023.

Mr. Meal recused himself from making any motions on this project due to his ties with the County.

Mr. Billingsley clarified that the Town Board is the lead agent on this project.

Motion

A motion for recommendation to the Town Board that the Scoping Document is preliminarily acceptable was made by Mr. Sieczkowski and seconded by Mr. Carter. Mr. Meal abstained from the vote. The remaining board members were in favor, motion was carried.

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KIE SELF STORAGE
5147 Lockport Rd., Lockport
Site Plan

PSP-2022-007
SBL#121.00-2-46.211

Tim Arlington of Apex Consulting and the McKie family were present. They are looking to add 10 more 4800 sq. ft. buildings. The current storage area will be expanded by six (6) acres over approximately five (years) with two buildings being added yearly until the 10 are completed. They intend to add some outdoor storage in the back for cars, boats, RVs, etc. The area will be fenced and gated. Mr. Arlington explained how the storm drainage will be handled in the back area which will include a new retention pond.

Mr. Arlington stated that he appeared in front of the Niagara County planning board and it was recommended for approval.

There will be some vacant land left on the Campbell Blvd. area of the parcel.

The entrance will be on Lockport Road and will be gated. There will be a widened lane in case emergency vehicles need to get in. There will be down lighting for security. Some trees will cover the storage units from the view of nearby houses.

Mr. Amacher asked how the vehicles would be stored. Mr. Arlington laid them out on the blueprints to maintain the access and circulation of vehicles. No onsite employees. Open 24 hrs with key card access.

Access to the storage units is 24 hours a day with key card access. There are no onsite employees. They do not have any climate-controlled units. . There are 30-36 units in each building. No restrooms on-site. No water there. No lights inside the units, just outside the building.

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

A motion for conditional approval based on Wendel's review and approval of SWPPP, and erecting the 10 buildings within 5 years, made by Mr. Sieczkowski, seconded by Mr. Meal, all in favor, carried.

CALF DEVELOPMENT ASSOC.
Junction Road, Lockport
Preliminary Site Plan

PSP-2022-009
SBL#121.00-2-24

Andy DeVincentis was present. The building will be a combination office/warehouse starting with about 200 employees and adding about 100 more. They chose this site as it was zoned properly, has room for expansion, and just made sense.

At this size of building, they are not required to add the hydrant but, with an expansion, it would then need one. Mr. Schreader says a hydrant on site would make a lot of sense in case of an emergency. Mr. DeVincentis said they would look into that. They will have a fire sprinkler system and an internal rapid

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response team. There will be a separate pad for any type of chemical storage. Isopropyl alcohol is the chemical they will have.

There will be two shifts, 6:00am-2:30pm and then 2:30pm-11:00pm. They are hoping to have the facility operational by the end of 2023.

Niagara County Planning Board recommended approval at their meeting this morning.

A motion to approve the preliminary Site Plan was made by Mr. Schreader, seconded by Mr. Sieczkowski, all in favor, carried.

Announcements

Mr. Amacher announced that August 15, 2022 @ 7:00pm is the next meeting.

Adjournment

A motion to adjourn @ 8:01pm was made by Mr. Meal, seconded by Mr. Carter, all in favor, carried.

Krista Brocious

Planning/Zoning Clerk