

Town of Cambria Planning Board Meeting Minutes

September 19, 2022

Call to order

A meeting of the Town of Cambria Planning Board was held at 7:00 pm on September 19, 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
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: Garret Meal, Member

Approval of Minutes

A motion to approve the minutes of August 15, 2022, made by Mr. Kroening and seconded by Mr. Schreader, all in favor, so carried.

SMITH, Eric
4502 Van Dusen Rd. Lockport
Minor Subdivision

PSBD-2022-012
SBL#93.00-1-4.111

Mr. Smith would like to divide off 5.126 acres from the parcel due to divorce circumstances. It is an L-shaped parcel that includes the residence.

Motion

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

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

A motion to approve the subdivision made by Mr. Sieczkowski, and seconded by Mr. Kroening, all in favor, so carried with the following conditions:

-  A new Survey be provided to the building inspector
-  The subdivision is to be recorded with the County within one year of this meeting date

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ELLIS, Charles
4748 Thrall Rd., Lockport
Amendment to previous minor subdivision

PSBD-2022-011
SBL#107.00-1-15.2

Mr. Ellis is here to revise the dimensions of last month's approved subdivision. The slanted parcel will be 500' on the west line, 420' on the east line, and 200' at the rear line. Mr. Ellis does not have a survey yet.

Motion

A motion to approve the amendment to the previously approved subdivision made by Mr. Schreader and seconded by Mr. Kroening, all in favor, so carried with the following conditions:

- 🍷 A new Survey be provided to the building inspector
- 🍷 The subdivision is to be recorded with the County within one year of this meeting

NIAGARA COUNTY
5058 Lockport-Junction Rd., Lockport
Rezoning

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

Drew Reilly from Wendel Engineers was present to discuss the project. He handed out an updated (9/19/22) DGEIS (Draft Generic Environmental Impact Statement). Included in the DGEIS are the preferred Site Plan, zoning and vision map, general maps, a sewer map, and a picture of the site. The main request Mr. Reilly has is to keep on the schedule and have a Planning Board meeting before the regularly scheduled one in October.

There are two main issues they are dealing with in this project. The first one is bringing sewer to not just the site but the area, which they were aware of before starting. A pump station may be needed. The second issue is bringing enough electricity to the site. Having to run a system and add a substation is very possible.

- 🍷 The topography of the site is flat and there is bedrock. Fill is needed to create a slope for drainage. There are also wetlands on the site in the back. The plan is to avoid those wetland areas.
- 🍷 There are no floodplains.
- 🍷 The air quality will be controlled by restricting users, such as not permitting smokestack industries.
- 🍷 The vegetation is standard.
- 🍷 There is no unique wildlife. They don't believe there is a problem with endangered Northern Harrier
- 🍷 The surrounding lands have a mixture of uses. Economic development is acknowledged in this area in the Cambria Comprehensive Plan. This site is **not** in the County/State Agricultural district.
- 🍷 There are no designated aesthetic resources.

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- 🍷 No historic resources.
- 🍷 Doesn't show an archeological sensitivity. 1A is literature search for sensitivity and 1B is digging
- 🍷 Wendle does not believe there will be traffic impacts.
- 🍷 Public health and safety- some millings will be cleaned up but no other issues with the site or surrounding properties.
- 🍷 Looking at different possible use scenarios and what would be prohibited.
- 🍷 No impact on housing and population.
- 🍷 Environmental justice-Nothing to harm any people.
- 🍷 Researching where a 50 ft building on the site would be seen from. Looking at various options and maximization of the property. Users of the site are just a guess at this time.

Mr. Reilly is requesting that the Board have a special meeting to keep the timeline on track and review the findings. The Board agreed to a special meeting, the date of which will be determined very shortly.

Announcements

There was a brief discussion about an upcoming Board training opportunity. Mr. Amacher announced that the next meeting will be on October 17, 2022, @ 7:00 PM

Adjournment

A motion to adjourn @ 7:45 pm was made by Mr. Sieczkowski and seconded by Mr. Carter, all in favor, so carried.

Krista Brocious

Planning/Zoning Clerk