

**Town of Cambria  
Planning Board Meeting  
November 18, 2019**

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  
Douglas Mawhiney  
Gerald E. Kroening  
Garret Meal

**Members Absent:** No members were absent

**Also Present:** Gary Billingsley, Attorney  
Randy Roberts, Councilman, Town Board Liaison Planning Board  
Peter Smith, Chairman, Zoning Board of Appeals  
Alan Johnson, Vice Chairman, Zoning Board of Appeals

A motion was made by Mr. Meal and seconded by Mr. Schreader to approve the minutes of the October Meeting as presented, unanimously approved, motion carried.

The public hearing notice was read as it appeared in the town newspaper.

**New Business**

<b>Minor Sub-Division</b>	<b>Jonathan Bradbury</b>
<b>PBSBD-2019-012, 13 and 14</b>	<b>6944 Sy Road, Niagara Falls 14304</b>
	<b>Regarding-4123 Lockport Road</b>
	<b>SBL#120.00-2-38.1</b>

Mr. Bradbury was present at the meeting and would like sub-division approval to create three (3) lots. The existing residence will remain on the fourth lot.

**Public Hearing Notice**

Minor subdivision for three (3) lots, with three (3) parcels to be divided from premises commonly known as 4123 Lockport Road. The purpose of the request is to divide three (3) lots off the said premises commonly known as 4123 Lockport Road, said lots to contain between 180 feet and 184.84 feet in frontage, with each lot being 200 feet in depth.

**Bradbury Minor Sub-Division continued****Public Hearing Open**

No comment

Two interested parties were present for more information, but did not comment.

**Public Hearing Closed**

If approved this sub-division will create three (3) new legal sized lots. According to Mr. Billingsley the Building Inspector had no issue with this three lot sub-division.

Lot #1/#12 on the application for sub-division will be 180' x 200' and is the lot closest to the exiting residence. The shed will be moved so it will not be too close to the newly created lot line.

A motion was made by Mr. Kroening and seconded by Mr. Schreder to declare a negative declaration under SEQR, all in favor, motion carried.

A motion was made by Mr. Meal and seconded by Mr. Schreder to approve this first lot in a three (3) lot sub-division, with the shed to be removed, all in favor, motion carried.

Lot #2/#14 on the application for sub-division will also be 180' x 200' and this is the middle lot.

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. Schreder and seconded by Mr. Mawhiney to approve this second lot in a three (3) lot sub-division, all in favor, motion carried.

Lot #3/#13 on the application for sub-division will be 184.84' x 200' and is located next to 4155 Lockport Road.

A motion was made by Mr. Meal and seconded by Mr. Schreder to declare a negative declaration under SEQR, all in favor, motion carried.

A motion was made by Mr. Kroening and seconded by Mr. Mawhiney to approve this the third lot in a three (3) lot sub-division, all in favor, motion carried.

**New Business**  
**Site Plan**

**Christ Centered Properties/OXAIR**  
**2990 Carney Drive, Sanborn, NY 14132**  
**SBL# 119.00-1-12.11**

**Assembly of equipment for medical and industrial use**

On November 5, 2019 members of the Planning Board and Zoning Board conducted a site visit to the current facility that houses OXAIR. This site is located at 8320 Quarry Road, Niagara Falls. Mr. Amacher asked each member of the Planning Board their opinion of this site plan. The general consensus of the members is that OXAIR is a great small family business and would be wonderful located in the Town of Cambria just not as this site, for the following reasons:

- The proposed location 2990 Carney Drive is a residential neighborhood, such a facility would be too close to existing homes.
- A 5,000sq' addition is proposed, adequate space is not available at 2990 Carney Drive.
- The business uses a large air compressor which could be loud in a residential neighborhood.
- Delivery trucks arriving and leaving a residential neighborhood 6-12 times per week.
- In addition there was some discussion regarding whether the proposed addition would be used to manufacture parts or for storage.
- The Board wondered if there would there be outside storage in place as at the current location.

The Board felt this type of business does not belong at this site and efforts will be made to suggest other sites in the Town of Cambria to Mr. Zeni/OXAIR.

**Reports:**

**Chairman-** Mr. Amacher informed and shared with the Board a letter he received from the New York State Board for Historic Preservation regarding the Forsyth Tavern being nominated to be placed on the National and State Register of Historic Places

**Building Inspector-** Mr. McCann was not present at this meeting

**Attorney-** nothing at this time.

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

A motion was made by Mr. Schreader and seconded by Mr. Mawhiney to adjourn the meeting at 6:40PM.

The next meeting of the Planning Board will to take place Monday, December 16, 2019 at 6:00PM, followed by the Zoning Board of Appeals Meeting at 7:00PM.

Respectfully Submitted by  
Melinda Olick

*Melinda Olick*