

April 17, 2023 – Approved Minutes

Town of Cambria  
Planning Board Meeting  
April 17, 2023

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

Members Present: William Amacher  
Garret Meal  
Roger Schreader, Sr.  
Gerald Kroening  
Michael Sieczkowski  
Chad Brachmann, Alternate

Also present: James McCann, Building Inspector  
Matthew Cooper, Building Inspector  
Benjamin Musall, Liaison to the Town Board  
Gary Billingsley, Attorney

Chairman called the meeting to order. Attorney to take minutes in the absence of the secretary.

A motion to approve March 20, 2023 minutes made by Mr. Meal and seconded by Mr. Sieczkowski, all in favor, so carried.

**CHAD and LOUISE BRACHMANN**                      **PSE-2023-001**  
**3311 SAUNDERS SETTLEMENT ROAD**            **SBL # 119.00-1-43**  
Special Events Permit

Mr. and Mrs. Brachmann were present. They stated their customary hours of operation will be from 11 am to 8 pm, and that they will be closed on Tuesdays and Wednesdays this year. Special Events as proposed will take place on weekends in August. There will be one live music event this year from 3 pm to 6 pm on the date proposed with a temporary stage to be constructed. Chairman raised issue of necessity of applicants personally appearing each year before this Board to request Special Events Permit in light of prior parking concerns no longer being an issue. Attorney advised Special Events Permit is a yearly permit which requires an annual application. He believes a written application form could be generated that could be submitted by applicants for this Board's review without the necessity of applicant(s) being present. A motion to grant a Special Events permit to Chad and Louise Brachmann was made by Mr. Kroening and seconded by Mr. Schreader, all in favor, so carried. As an Alternate, Mr. Brachmann did not participate in the vote.

Page 1

**LOHO FARMS LLC – JOHN OHOL**                      **PSBD-2023-002**  
**V/L SAUNDERS SETTLEMENT ROAD**           **SBL # 121.00-2-22**  
Subdivision

Tim Arlington from Apex Consulting was present to represent Mr. Ohol. Premises proposed to be subdivided are a portion of 5073 Saunders Settlement Road. Chairman asked about ditches/drainage on this parcel. Mr. Arlington stated this will be addressed on the future site plan that will be submitted. Premises to be subdivided will contain approximately 3.5 acres. It was noted that the survey description included a portion of the road right-of-way. Attorney advised that this was likely due to the Deed property description being prepared that way. Chairman also noted an adjacent railroad right-of-way that was referenced on the survey. This land is owned by Loho Farms, and is not a portion of the land that is the subject of this subdivision application. Premises being subdivided include frontage of 254 feet.

Motion to waive public hearing on subdivision request made by Mr. Sieczkowski and seconded by Mr. Kroening, all in favor, motion carried.

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

Motion to approve subdivision request upon conditions that current survey be submitted and subdivision approval be filed with Niagara County Clerk within one year made by Mr. Sieczkowski and seconded by Mr. Schreader, all in favor, motion carried.

**PARKHILL, WILLIAM**                                      **PSP-2023-004**  
**V/L SAUNDERS SETTLEMENT ROAD**           **SBL # 121.00-2-22**  
Preliminary Site Plan

Tim Arlington from Apex Consulting was present to represent Mr. Parkhill. Mr. Parkhill has a tree removal and land management business currently located on Ridge Road in the Town of Lewiston. He needs a new location for his business, and proposes to use the site subdivided above that is a portion of 5073 Saunders Settlement Road. He will be using approximately one acre of said premises out of the total acreage of 3.5 acres. He proposes to construct a building that will contain approximately 6,000 square feet to house his vehicles and for an office area for a single employee with dimensions of approximately 24 feet by 24 feet. Applicant will attempt to use existing entrance on the eastern side of premises for ingress and egress. Applicant wishes to park some vehicles outside behind the proposed building. A sand filter septic system is planned. 200 amp electric service is proposed. Applicant will use either electric or propane to heat the office area. Chairman noted that there appear to be some drainage issues that will need to be addressed, including in the area of the existing entrance. Per Mr. Arlington, applicant is looking for some sort of preliminary approval from the Board this evening prior to expending resources to clear the premises which will be required before any further site and topographical survey work can be done.

(Parkhill, continued)

Possibility that some logs might be stored on premises was discussed. This can be addressed in the final site plan. Mr. Arlington advised that servicing of company vehicles will not be done on this site. Issue of why Mr. Parkhill needs to relocate his business from the current site in Lewiston was raised. Chairman requested that Mr. Arlington advise Mr. McCann regarding the actual address of Mr. Parkhill's current business on Ridge Road, and why he needs to relocate.

Motion made to approve concept made by Mr. Sieczkowski and seconded by Mr. Kroening, all in favor, motion carried.

Mr. Arlington advised that he hoped to be able to come back before this Board in June to further address this matter.

Chairman confirmed the next meeting of this Board is May 15, 2023 at 7 pm.

Reports

Building Inspector – Nothing at this time

Attorney – Nothing at this time

Mr. Musall – Nothing at this time

Board members – Nothing at this time

A motion to adjourn the meeting at 7:43 PM was made by Mr. Meal and seconded by Mr. Schreader, all in favor, motion carried.

Meeting adjourned.

Respectfully submitted by  
Gary Billingsley