

Town of Cambria Planning Board Meeting Minutes

December 19, 2022

Call to order

A meeting of the Town of Cambria Planning Board was held at **6:00 pm** on **December 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
Garret Meal, Member
Ben Musall, Town Board Liaison
Gary Billingsley, Attorney
James McCann, Building Inspector/Code Enforcement
Matthew Cooper, Deputy Building Inspector/Code Enforcement
Krista Brocius, Clerk Planning /Zoning Board

Members not in attendance included:

Approval of Minutes

A motion to approve the minutes of November 21, 2022, made by Mr. Schreader and seconded by Mr. Kroening all in favor, so carried.

RONDEAU, William
4794 Lower Mountain, Lockport
Site Plan Greenhouse Aquaponics

PSP-2022-012
SBL#93.00-2-38.21

Tim Arlington of Apex Consulting was present along with Mr. William Rondeau and Ms. Gina Pizziconi-Cupples. The property was Eveningside Winery which they hope to reopen someday. They are proposing a 30 ft by 90 ft. greenhouse set 900 ft. back on their property. The greenhouse will utilize well water, a windmill, and a wood-burning boiler to heat it if Mr. Rondeau and Ms. Pizziconi-Cupples can secure a grant for it. There would be Trout housed in tubs under the greenhouse. The liquid waste of the Trout feeds the plants they would have in the greenhouse such as various vegetables.

Mr. Arlington explained that there will be fire protection with a dry hydrant and a 70 x 80 ft. pond that would drain to the back of the property. There will be a 25 ft. driveway with a large turnaround for emergency vehicles should the need ever arise.

Mr. Rondeau and Ms. Pizziconi-Cupples explained a bit about the process regarding the fish. They will sell the whole fish and not harvest them. They are working with the USDA and the State to ensure they comply with all requirements for this type of operation.

The windmill and pond will be on the Zoning Board meeting agenda for January.

Motion

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

A motion for approval with the following conditions was made by Mr. Schreader and seconded by Mr. Kroening, all in favor, so carried.

- No outdoor storage
- Must comply with all rules and regulations for an aquaponics farm
- Could have 1-2 employees

BOD PROPERTIES
3205 Ridge Road, Ransomville
Subdivisions

PSBD-2022-014
SBL# 77.00-1-17.1

Mr. Louis Marcantonio was present. He explained that he would like to divide the property into three (3) lots. The West lot is 208 ft. by 214 ft. deep. The middle lot is 202 ft. by 214 ft. deep. There was some brief discussion. The remaining east lot is 230 t. by 214 ft. deep.

Motion

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

A motion for approval to subdivide the property into three (3) lots as described above was made by Mr. Kroening and seconded by Mr. Sieczkowski, all in favor, so carried.

NIAGARA COUNTY
5058 Lockport-Junction Rd., Lockport
Rezoning

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

Several meetings have occurred regarding this. The Planning Board is to make a motion.

Motion

Mr. Meal abstained from voting due to his work with Niagara County.

A motion was made by Mr. Kroening and seconded by Mr. Schreader, all remaining members in favor of the motion so carried as follows:

The motion is to recommend that the Town Board rezone the 60-acre parcel at 5058 Junction Road from Agricultural-Residential to Planned Development. The development of the parcel will comply with the findings and mitigation recommendations contained in the Lead Agency's Findings Statement and the Zoning Thresholds including, Permitted Uses and Buildings, Prohibited Uses, Accessory Uses, and Bulk requirements contained in the Lead Agency's Findings statement. These are included as conditions for the development of the proposed Planned Development zone. It is also recommended that the Town Board include appropriate limitations restricting development in the wetland portion of the parcel estimated to contain approximately 10.4 acres such as a land conservancy.

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Announcements

Mr. Amacher announced that the next meeting will be on January 23, 2022, at @6:00 pm.

Reports

No reports.

Adjournment

A motion to adjourn at 6:35 pm was made by Mr. Kroening and seconded by Mr. Meal, all in favor, so carried.

Krista Brocius

Planning/Zoning Clerk