

Town of Cambria Planning Board Meeting Minutes

January 22, 2024

Call to order

A meeting of the Town of Cambria Planning Board was held at **6:00 pm** on **January 22, 2024**. Chairman, Amacher welcomed everyone to the meeting followed by the Pledge of Allegiance.

Attendees included:

William J. Amacher, Chairman
Roger Schreader, Vice Chairman
Gerald Kroening, Member
Garret Meal, Member
Chad Brachmann, Member
Louise Brachmann, Town Board Liaison
Gary Billingsley, Attorney
David Haylett, 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: Michael Sieczkowski, Member

New Business

Chairman Amacher appointed Roger Schreader as the Vice Chairman of the Planning Board.

Motion

A motion to approve Roger Schreader as Vice Chairman was made by Mr. Brachmann and seconded by Mr. Meal, all in favor, so carried.

Chairman Amacher announced that Attorney Gary Billingsley would be stepping down from his role and that Attorney David Haylett would be taking his place in the coming months.

Chairman Amacher also announced that Louise Brachmann will now be the Town Board Liaison for the Planning Board.

Approval of minutes

A motion to approve the minutes of December 18, 2023, made by Mr. Schreader and seconded by Mr. Meal, all in favor, so carried.

Town of Cambria Planning Board Meeting Minutes

January 22, 2024

Unfinished business

GAROFALO, Jennifer **PSP-2023-013**
4571 Budd Rd., Lockport **SBL#93.00-2-45.22**
Site Plan-Veterinary Clinic

Mr. Sieczkowski was recused from this agenda item.

Dr. Garofalo stated that she updated her business plan and addressed the questions the board members had at the last meeting. She then explained that the trailers with the horses would drive and park on the grass on her property to treat the horses there. She has a permit to erect a 6ft. fence on her property but plans to ask the Zoning Board to allow her an 8 ft. fence when the weather is better.

The pergola on her property is open air at the end of her driveway but can easily be blocked so neighbors and passersby do not see it.

Horses can be euthanized on her property as well and would be removed right away. A crematory would come to get them.

Dr. Garofalo's property is 9.8 acres. She plans to have 12-14 veterinary appointments a week. Appointments on average are about 2 hours. She sends clients offsite for medications and only keeps what she needs onsite and locked up. She plans to operate from 8 am- 8 pm, 6 days a week with Wednesdays being her day off. She will not treat animals after sunset or during the winter months and she does not perform emergency services.

Chairman Amacher would like Dr. Garofalo to move her pergola to a space that is discreet and cannot be seen.

Mr. Henry Zomerfeld, Attorney had submitted a letter in opposition to this Site Plan which the board members received before this meeting.

Mr. Haylett explained that a veterinary clinic is an allowable use within the Town with a Special Permit.

Motion

A motion to approve the Site Plan application with the following conditions was made by Mr. Brachmann and seconded by Mr. Meal, all in favor, so carried.

- Maximum of 14 appointments per week.
- The pergola be moved to a more discreet location.

Town of Cambria Planning Board Meeting Minutes

January 22, 2024

The Board is deferring to the Zoning Board to make their decision on the Special Permit and to complete SEQR.

Reports

No reports

Announcements

Chairman Amacher thanks Mr. Billingsley and wishes him well.

Adjournment

A motion to adjourn the meeting was made by Mr. Schreder and seconded by Mr. Brachmann @ 6:25 pm, all in favor, so carried.

Krista Brocious
Building Inspector Clerk
