

Town of Cambria Planning Board Meeting Minutes

July 17, 2023

management to the east side ditch to Saunders Settlement Road. There was further discussion about drainage and the ditch.

There will be no sales of wood from this property and no wood will be stored at this site. Approximately 8-10 employees generally leave this site by 7 a.m. and do not return until between 3 p.m. and 5 p.m. There is no on-site secretary or office worker. There are 11 parking spots for employees. There will be no outside storage other than equipment. Mr. Parkhill plans to fuel his trucks at this site therefore plans for the location of the fuel tanks need to be provided to the Town of Cambria building department.

Motion

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

A motion for approval of the site plan with the following conditions was made by Mr. Meal and seconded by Mr. Sieczkowski, all in favor so carried.

Approval conditions are as follows:

- The hours of operation are 7 am-5 pm Monday- Saturday and only on Sundays in an emergency.
- Pending approval of the septic by Niagara County Health Dept
- There will be no outside storage other than on the north side of the property.
- Pending review and approval by the Town Engineer (Wendel)
- There will be approximately 8-10 employees.
- The fuel tank location be added to the site plan drawings.
- There will be no business sign located at the site.

CROSSLAKE FIBER
5050 Lockport Junction Rd.
Site Plan-Ground Mounted Solar

PSP-2023-008
SBL#107.00-2-31

Alison Bartlett of Harter, Secrest & Emery LLP, and Gregory Soeman from Comtec are present. Ms. Bartlett explained that they are here for a site plan for a second amplification shelter that is 37' x 11'. A second shelter is needed to help boost signals throughout NYS. They are also proposing a 5,000 sq. ft. solar array. The purpose of the array is to help offset the onsite consumption.

The Niagara County Planning Board recommended approving this site plan.

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The current shelter houses battery storage backup, switch gear, and amplifiers. The batteries are lead-acid like a car battery and are not very big. There are about 20 batteries on a rack.

Mr. Soeman explained that the shelter has its own suppression system, and it is monitored and controlled offsite. There is high-value data going through the shelter for the Toronto and NY Stock Exchange. The new building is identical to the one currently there. It is windowless and concrete.

The solar array is 13' wide and approximately 100' from the road with a berm and shrubs around it.

Shawn McIntyre from Cambria Volunteer Fire Dept. was also present and visited the site prior to this meeting. He stated that he is satisfied with the building from a fire rescue standpoint.

Ms. Bartlett stated that the shelter is set to be built this fall and the array will go up early next year.

They still need to go in front of the Zoning Board for front and side yard variance and special permit approval.

Mr. Sieczkowski asked if there would be an anti-reflective coating on the solar array and Ms. Bartlett responded that she would make sure the array has the anti-reflective coating. Ms. Bartlett confirmed that the solar array has a 7' 4" elevation. She explained that Crosslake has funds set aside for annual maintenance and that they will comply with the Niagara County laws at the time of decommissioning the arrays.

Motion

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

A motion to approve the site plan with the following conditions was made by Mr. Sieczkowski and Mr. Brachmann, all in favor, so carried.

Conditions are as follows:

- The array has the correct anti-reflective coating.
- Approval is subject to obtaining the area variance and special site plan approvals from the Zoning Board.

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TURNER PROPERTIES/MODERN-TEC
4935 Lockport Rd., Lockport
Site Plan-Wind energy conversion system

PSP-2023-005
SBL#121.00-2-73

Padma Kasthurirangan of Buffalo Renewables was present. She explained that there are wetlands on the property, and she was given locations to use for the wind turbine that is not located in the wetlands but still meets the 1x setback that was approved.

The turbine is 176' to the tip of the blade and it is 176' away from the building. Turner Properties will own the wind turbine and be responsible for the maintenance and decommissioning of the wind turbine.

There can be nothing in the fall zone. Ms. Kasthurirangan insists the turbine is designed to collapse into itself and not fall in the event it fails.

Ms. Kasthurirangan presented a letter from the owner of Turner properties to Mr. Billingsley stating that the decommissioning of the turbine when its time is his (the owner's) responsibility. Mr. Billingsley read the paragraph aloud.

Motion

A motion to approve the site plan with the following conditions was made by Mr. Meal and seconded by Mr. Schreader, all in favor, so carried.

Conditions are as follows:

- There must be a bond for decommissioning by the owner in an amount satisfactory to the Zoning Ordinance.
- There can be nothing at all in the fall zone.
- The owner must combine the two lots.

Reports

None

Announcements

Chairman Amacher reminded everyone that the next meeting is August 21, 2023, @ 7:00 pm.

Mr. Schreader asked about training in Albion this year. Mr. Meal replied that there would be one in October at Inducon Drive.

Mr. Sieczkowski asked about Myers Automotive and Mr. McCann responded that that application is closed.

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Adjournment

A motion to adjourn was made @ 7:50 pm by Mr. Sieczkowski and seconded by Mr. Meal, all in favor, so carried.

Krista Brocious

Building Inspector Clerk
