

Town of Cambria Planning Board Meeting Minutes

November 20, 2023

Call to order

A meeting of the Town of Cambria Planning Board was held at **6:00 p.m.** on **November 20, 2023**. 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
Garret Meal, Member
Gerald Kroening, Member
Chad Brachmann, Member
Gary Billingsley, Attorney
Matthew Cooper, Deputy Building Inspector/Code Enforcement
Krista Brocious, Clerk Planning /Zoning Board

Members not in attendance included: Ben Musall, Town Board Liaison and James McCann, Building Inspector/Code Enforcement

Approval of minutes

A motion to approve the minutes of October 16, 2023, made by Mr. Meal and seconded by Mr. Kroening, all in favor, so carried.

New Business

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

Mr. Sieczkowski has recused himself from this agenda item.

Dr. Garofalo explained that clients will bring their horses on trailers to her property, and she will treat them on the trailers or in the grass area of her property in a movable holding pen. She will also provide euthanasia services for dogs and cats. She holds the remains on her property in a freezer until the crematory can pick them up. She would euthanize the animal on a pergola on her property. She does not dispose of any animals on her property. Dr. Garofalo has per diem technicians she can call in to help her with the horses if need be. She has portable corrals for the horses. Her services are by appointment only, she does not do any emergency services.

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Medicines and equipment are kept in the Mercedes Sprinter van she has as her mobile clinic, but she does not keep a lot of inventory on-site. Each appointment takes approximately two hours. She anticipates about 12 clients a week. She would not provide these veterinary services in the wintertime just in the spring, summer, and fall.

Dr. Garofalo's initial proposal of using a barn was not received well by her neighbors so now she proposes practicing through mobile means. Dr. Garafalo owns three horses herself. She does not see clients in her barn where her horses are kept because it's not appropriate to mix them due to possible disease transmission.

Because the layout of the property is not changing, the building department did not require elevation maps, landscape plans, grading, etc. for this Site Plan.

Chairman Amacher and Mr. Meal expressed that there is a lack of information on this Site Plan, and they would like to know where everything is going on the property and what the hours of operation will be.

Dr. Garofalo stated that she gave the building department a business plan previously, but it was not provided to the planning board for this meeting. It was provided to the Zoning Board months ago.

Mr. Billingsley asked Chairman Amacher for Mr. Zomerfeld to be heard though there is no public hearing.

Henry Zomerfeld from Hodgson Russ, LLP was present to represent Michael and Susan Sieczkowski of 4555 Budd Road. Mr. Zomerfeld explained that a letter and other paperwork were submitted on November 17, 2023. Being that the board just received this information, Mr. Zomerfeld quickly outlines what is in the paperwork. He points out that Section 505 of the Zoning Ordinance requires a Site Plan and Special Use Permit, and he believes landscaping and fencing information would be appropriate for Dr. Garofalo to provide.

The board would like to table the Site Plan until they can see a business plan and to look at the communications from Mr. Zomerfeld. Mr. Billinsley asked Dr. Garofalo to show where the pergola is and where the horses will be treated on the survey map to show to the board. Mr. Meal requests that the areas that are being used for veterinary services be shown on the survey map so the board can clearly understand where these services will be taking place.

Motion

A motion to table was made by Mr. Schreuder and seconded by Mr. Meal, all in favor, so carried.

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CLOY, David
Burch Rd., Ransomville
Subdivision

PSBD-2023-007
SBL#77.00-1-58.3

Chairman Amacher asks if the lot being split off has an easement on it and Mr. Cloy said yes there is a 40 ft. Easement. Mr. Cloy has spoken to the Cambria Highway Department regarding the easement. Mr. Cloy wants to put two houses on these lots. Chairman Amacher also points on there are wetlands on the lot. Mr. Cloy explains and shows his plans on the survey map for Mr. Amacher. Mr. Cloy will tie into the ditch that is back on the property to help alleviate the wetlands issue.

Mr. Billingsley states that the highway department needs to give a letter to the board and building department regarding the ditch before they can act on this. There is further discussion about the ditch and easement.

Mr. Amacher states that the board doesn't have a problem with the subdivision but needs something in writing from the Highway Department about the ditch first.

Motion

A motion to table until the board receives something in writing from the Highway Department about what will be done with the ditch was made by Mr. Kroening and seconded by Mr. Schreder, all in favor, so carried.

MCW CONSTRUCTION **PSP-2023-012**
3329 Upper Mtn. Rd., Sanborn **SBL#105.00-1-113**
Site Plan-House on the escarpment

No one was present from MCW Construction.

Motion

A motion to table was made by Mr. Kroening and seconded by Mr. Schreder, all in favor, so carried.

Announcements

Chairman Amacher announced the next meeting will be on **December 18, 2023, at 6 p.m.**

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Reports

Mr. Billingsley states that he will be forwarding Site Plan review approvals for Crosslake Fiber and Parkhill Tree & Land Management to Krista in the morning.

Adjournment

A motion to adjourn was made at approximately 6:35 p.m. by Mr. Kroening and seconded by Mr. Sieczkowski, all in favor, so carried.

Krista Brocious

Planning/Zoning Clerk