

Approved

Town of Cambia Planning Board Meeting Minutes

Date: February 23, 2026

Time: 6:00 PM

Location: Town Hall Meeting Room, 4160 Upper Mountain Road, Sanborn, New York

Attendees included:

Roger Schreader, Acting Chairman

Michael Sieczkowski, Member

Garret Meal, Member

Chad Brachmann, Member

Michael Haseley, Member

Randy Roberts, Town Board Liaison

Abe Platt, Attorney

Matthew Cooper, Building Inspector/Code Enforcement

Krista Brocious, Clerk Planning /Zoning Board

Members not in attendance: William J. Amacher, Chairman and Gerald Kroening, Member

Call to Order

The meeting was called to order by Acting Chairman Schreader who welcomed everyone to the meeting and asked everyone to stand for the pledge of allegiance.

Approval of Minutes

Motion: To approve the minutes of the **January 26, 2026**, meeting.

- **Motion to approve minutes:** Mr. Meal
 - **Second:** Mr. Sieczkowski
 - **Vote:** All in favor – **Carried**
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BARTLETT, Paul
V/L Plank Rd, Lkpt
Minor Subdivision

PSBD-2026-001
SBL#79.00-1-22.11

Property: Portion of approximately 67-acre parcel (north of 4437 Ridge Road area)
Purchaser: John Strassheim (adjacent property owner)

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The Board reviewed the application for a minor subdivision involving the sale of approximately 15 acres from Mr. Bartlett to Mr. Strassheim. The parcel is a narrow strip of land intended to connect to the purchaser's existing property.

Discussion included:

- The purchaser acknowledged understanding that the subdivided parcel:
 - Cannot be developed with a principal structure.
 - Cannot be sold separately from the primary residence unless combined with additional property.
- The subdivision is required due to differing school district boundaries (Starpoint and Wilson), preventing automatic lot consolidation.
- Survey to be completed.
- Survey to be filed with the Building Inspector, parcel to be recorded with Niagara County Clerk and the letter from Assessor required stating parcel will be treated as one with primary residence and included in future sale.

Motion to Waive Public Hearing

Motion by: Mr. Sieczkowski

Second by: Mr. Meal

Vote: All in favor. Motion carried.

Negative Declaration under SEQRA.

Motion by: Mr. Meal

Second by: Mr. Haseley

Vote: All in favor. Motion carried.

Approval of Minor Subdivision

Motion by Mr. Meal to approve the minor subdivision with the following conditions:

1. The subdivision must be recorded with the Niagara County Clerk's Office within one (1) year.
2. A completed survey must be submitted to and filed with the Building Inspector.
3. The applicant shall adhere to a letter from the Town Assessor stating that the subdivided parcel shall be used and treated as one with the primary residence and included in the sale of the principal structure.

Second by: Mr. Sieczkowski

Vote: All in favor. Motion carried.

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Applicant was advised to proceed with filing requirements.

BOOTH, Tyler
5182 Ridge Road, Lkpt
Coordinated Review

PRZ-2025-001
SBL#79.00-2-19.12

Attorney Platt reported:

- The project is below the threshold for coordinated SEQRA review.
- The Town Board will make the SEQRA determination.
- Referral to the Niagara County Planning Board was completed.
- Niagara County Planning Board approved without comment.

The Planning Board reviewed the proposed resolution recommending approval of the Planned Development District.

WHEREAS, on October 23, 2025, the Town Board received an application for the establishment of a Planned Development District proposed to be located at the premises commonly known as 5182 Ridge Road, Lockport, New York 14094 (SBL# 79.00-2-19.12); and

WHEREAS, said application has been referred to this Planning Board for review and consideration; and

WHEREAS, the Planning Board has reviewed and considered the proposed development and has considered the proposed location, the existing character of the neighborhood and the safeguards provided to minimize and possible detrimental effects to adjacent property.

NOW, THEREFORE, BE IT RESOLVED, that this Planning Board finds that the proposed location of the district is dictated by the historic nature of the subject parcel and the proposed uses flow from the history and character of the parcel; the proposed uses will not disrupt the existing character of the neighborhood and will, on the contrary, function to preserve the historic character of the neighborhood; and the proposed plan incorporates sufficient safeguards to ensure the minimization of any potential detrimental effects to adjacent property; and

BE IT FURTHER RESOLVED, that the Town of Cambria Planning Board hereby recommends approval of the establishment of the proposed Planned Development District as set forth in the aforementioned application and authorizes a report of this

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determination to be appropriately transmitted to the Cambria Town Board for its ultimate consideration.

Motion by Mr. Sieczkowski to adopt the resolution as read by the Town Attorney and transmit same to the Town Board.

Second by: Mr. Meal.

Vote: All in favor. Motion carried.

MCKIE Properties/RIC Energy
5147 Lkpt Rd., Lkpt
Coordinated Review

ZBUV-2025-003
SBL#121.00-2-46.211

Attorney Platt reported:

- The matter is undergoing SEQRA review.
- Niagara County Planning Board designated the Planning Board as Lead Agent.
- County comments are anticipated regarding potential release of gases or noxious fumes in the event of fire.
- SEQRA determination is expected at next month's meeting.

Motion by: Mr. Sieczkowski to table the application until the March meeting.

Second by: Mr. Haseley

Vote: All in favor. Motion carried.

REPORTS

Attorney

The Town Board recently enacted a moratorium on Battery Energy Storage Systems (BESS). Amendments to the local law are forthcoming and will be referred to the Planning Board for review and comment.

NEXT MEETING

March 16, 2026 @7:00 pm

ADJOURNMENT

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- **Motion:** Mr. Meal
 - **Second:** Mr. Haseley
 - **Vote:** All in favor – **Meeting adjourned @ approximately 6:15 pm**
-

Krista Brocious

Planning/Zoning Clerk