

Approved

Town of Cambia Planning Board Meeting Minutes

Date: January 26, 2026

Time: 6:00 PM

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

Attendees included:

William J. Amacher, Chairman

Roger Schreader, Member

Michael Sieczkowski, Member

Garret Meal, Member

Gerald Kroening, Member

Chad Brachmann, Alternate Member

Michael Haseley, Alternate 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:

Call to Order

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

INTRODUCTIONS

Chairman Amacher introduced new Alternate Planning Board Member **Mike Haseley**.

APPOINTMENTS

Chairman Amacher appointed **Roger Schreader as Vice Chairman**

Approval of Minutes

Motion: To approve the minutes from the **December 15, 2025** meeting.

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Corrections were noted regarding member attendance:

- Mr. Meal was not present
- Mr. Kroening was present

The corrections were confirmed as updated on the Town website.

- **Motion to approve minutes as amended:** Mr. Kroening
 - **Second:** Mr. Schreader
 - **Vote:** All in favor — **Carried**
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OHOL, Adam
4220 Saunders Sett., Sanborn
Minor Subdivision

PSBD-2025-008
SBL#120.00-2-47

Proposal: Subdivision of a parcel just under one acre with 125 feet of frontage

Mr. Ohol stated the parcel is intended for sale and future residential construction.

Discussion:

- No drainage issues reported
- Septic system anticipated; Health Department approval required
- Minimum frontage requirements discussed and confirmed as compliant
- Building Inspector has Survey

Motions:

SEQRA:

- **Motion for Negative Declaration:** Mr. Meal
- **Second:** Mr. Schreader
- **Vote:** All in favor — **Carried**

Public Hearing Waiver:

- **Motion:** Mr. Sieczkowski

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- **Second:** Mr. Kroening
- **Vote:** All in favor – **Carried**

Approval:

- **Motion to approve subdivision**, conditioned upon filing with the Niagara County Clerk within one year
- **Motion:** Mr. Sieczkowski
- **Second:** Mr. Meal
- **Vote:** All in favor – **Carried**

BOOTH, Tyler
5182 Ridge Road, Lkpt
Rezoning to PD

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

Chairman Amacher explained that this is a referral from the Town Board for all 5 acres of property. This is a new process which will take a minimum of three months to complete.

Proposal: Rezoning of approximately 5.23 acres to establish a Planned Development District (PDD) for the continued use and future expansion of a historic tavern, museum, educational facilities, and related cultural uses.

Mr. Booth explained that the application represents a conceptual, long-term master plan for the property, with phased development anticipated over a period of several years. Chairman Amacher and Mr. Booth discussed that the current proposal does not involve immediate large-scale construction and that any future improvements would be subject to site plan review and further approvals.

Historic and Archaeological Considerations

The Chairman noted the presence of a cemetery on the property and asked for clarification regarding its extent and maintenance. Mr. Booth stated that:

- Approximately eight marked headstones are currently known
- The full extent of the burial area has not yet been confirmed
- All known burials are believed to be associated with the original family connected to the property
- Historical records are incomplete, and further archaeological investigation may be required

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Mr. Booth confirmed that the cemetery is shown generally on existing plans and agreed that all future submissions would clearly identify the cemetery location and ensure its preservation.

The Board discussed correspondence from the New York State Office of Parks, Recreation and Historic Preservation (SHPO). Mr. Booth stated that SHPO has required archaeological review, including phased investigations, prior to any ground-disturbing activities. No objections to the rezoning itself were noted in SHPO's correspondence.

Site Access, Parking, and Traffic

The Board reviewed existing and proposed site access points. Mr. Booth stated that:

- The property currently has a U-shaped driveway with separate entrance and exit points
- A previously proposed additional access point was denied by the New York State Department of Transportation
- Parking is currently provided in both paved and grass overflow areas

Future plans include formalizing overflow parking areas, potentially with gravel surfaces, subject to site plan approval.

Stormwater and Utilities

Board members raised questions regarding stormwater drainage and discharge. Mr. Booth stated that:

- The property is located at a low point in the surrounding area and currently receives runoff from adjacent properties and roadway drainage
- Stormwater is managed on site
- Any future development would include detailed stormwater management plans prepared in accordance with Town and State requirements

The Board noted that these issues would be addressed in greater detail during site plan review and as part of the SEQRA process.

Density, Buildings, and Planned Development District

Discussion focused on how the Planned Development District would allow flexibility in building placement and density. It was noted that:

- A PDD allows the Town Board to establish site-specific zoning standards

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- Existing nonconformities could be addressed through the PDD framework
- Any new construction would require site plan approval

Mr. Booth stated that the current five-year outlook includes limited construction, primarily involving restoration and expansion of the kitchen wing of the tavern.

Events and Operations

The Board discussed event capacity and operational impacts. Mr. Booth stated that:

- Larger events are anticipated to draw approximately 50–100 attendees
- Events are primarily educational and cultural in nature
- The property is operated by a nonprofit educational corporation

Financial projections included in the application were discussed. Mr. Booth stated that anticipated revenues would be used for property preservation, maintenance, and long-term sustainability of the museum and historic site.

Environmental Review and Process

The Board reviewed the procedural steps required for the application, including:

- Coordinated SEQRA review
- Referrals to Niagara County Planning Board and neighboring municipalities
- Subsequent Town Board consideration of the rezoning
- Future site plan review by the Planning Board if the rezoning is approved

The applicant acknowledged understanding of the process and anticipated timeline.

Board Comments

Board members expressed that the proposal appeared consistent with long-term preservation and cultural use of the property, noting that no final approval was being granted at this stage, and that detailed impacts would be reviewed during future phases.

Motions and Actions

Motion to Designate the Town of Cambria Planning Board as Lead Agency for SEQRA Review

A resolution was presented designating the Planning Board as Lead Agency for purposes

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of conducting a coordinated SEQRA review of the Planned Development District application and authorizing the Town Engineer to proceed with required environmental review steps, including referrals pursuant to General Municipal Law §§239-m and 239-nn.

- **Motion:** Mr. Sieczkowski
- **Second:** Mr. Schreader
- **Vote:** All in favor — **Carried**

MCKIE Properties

5147 Lkpt Rd., Lkpt

Sent from Zoning Board to be Lead Agency

ZBUV-2025-003

SBL#121.00-2-46.211

Proposal: Use variance for a 5-megawatt battery energy storage system

The Zoning Board of Appeals requested the Planning Board serve as Lead Agency for SEQRA review.

Resolution to Designate Lead Agency:

- **Motion:** Mr. Schreader
- **Second:** Mr. Kroening
- **Vote:** All in favor — **Carried**

It was noted by Attorney Platt that the Niagara County Planning Board previously issued a recommendation of disapproval.

REPORTS

- **Building Inspector:** No report
 - **Attorney:** No report
 - **Planning Board Members:** No additional comments
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NEXT MEETING

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

February 23, 2026 at 6:00 PM

ADJOURNMENT

- **Motion:** Mr. Sieckowski
 - **Second:** Mr. Meal
 - **Vote:** All in favor – **Meeting adjourned @ approximately 6:30 pm**
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Krista Brocious

Planning/Zoning Clerk