

# Town of Cambria Planning Board Meeting Minutes

## *July 21, 2025*

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### **Call to order**

A meeting of the Town of Cambria Planning Board was held at **7:00 pm** on **July 21, 2025**. Chairman, Amacher welcomed everyone to the meeting followed by the Pledge of Allegiance.

#### Attendees included:

William J. Amacher, Chairman  
Roger Schreader, Member  
Michael Sieczkowski, Member  
Garret Meal, Member  
Chad Brachmann, Alternate Member  
Abe Platt, Attorney  
Louise Brachmann, Town Board Liaison

Members not in attendance included: Krista Brocious, Clerk  
Planning /Zoning Board; James McCann, Building  
Inspector/Code Enforcement

### **Approval of minutes**

A motion to approve the minutes of May 19, 2025, made by Mr. Kroening and seconded by Mr. Meal, all in favor, so carried.

#### New Business

**Wasik, Mike/Manning, James**  
**4947 Lockport Rd., LKPT**  
Site Plan-Building Phase 2

**PSP-2025-002 Comstock**  
**SBL#121.00-2-19.111**

Mr. Amacher asked Mr. Manning and Mr. Wasik if this second building will be the same as the first. Mr. Manning indicated that it is.

There will be no water, no bathroom, no septic, no office. It will only be for storage. The building will be wide open until they get tenants and then it will be determined how many bays it will have. It will have overhead propane blowers for heat.

Mr. Amacher indicated that the plans in front of the board show septic. Mr. Manning specified that there is a septic on the first building and that it is designed to handle both, but they are not including that on the second building.

Mr. Sieczkowski asked what kind of equipment will be stored in the building. Mr. Manning said that there is heavy equipment in the first building, but it is to be determined for the second building.

Mr. Sieczkowski asked if they will be doing repairs on the heavy equipment. Mr. Manning stated that it is not known at this time. Mr. Sieczkowski was wondering if they have plans for an oil or waste storage. Mr. Manning indicated that it would be up to the tenant to get guidance on the code for that.

Mr. Sieczkowski asked if there was fire protection and hours of operation. Mr. Manning indicated that there is a hard-wired smoke detector and the current tenants are usually out by 5:00 pm.

This project has been approved by the Niagara County Planning Board.

### Motion

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

Mr. Schreader asked if new design plans should be submitted, as the current plans include septic. Mr. Cooper and Mr. Platt indicated that it isn't necessary. Conditions may be included in the motion.

A motion to approve the Site Plan, under the condition that if septic is desired in the future that it will have to be approved by the Health Department, was made by Mr. Sieczkowski and seconded by Mr. Schreader, all in favor so carried.

### Announcements

Chairman Amacher announced that the next meeting will be on August 18, 2025 @ 7:00 pm.

### Reports

Attorney Platt reported that the Town Board is considering some minor substantive Zoning changes and expects them to be passed by September. The board will get a copy of those changes.

### Adjournment

A motion to adjourn the meeting @ 7:12 pm was made by Mr. Sieczkowski and seconded by Mr. Kroening, all in favor, so carried.

Respectfully Submitted,  
Tamara Cooper-Town  
Clerk