
Town of Cambia Planning Board Meeting Minutes

Date: March 16, 2026

Time: 7:00 PM

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

Attendees included:

William Amacher, Chairman

Roger Schreader, Chairman

Michael Sieczkowski, Member

Garret Meal, Member

Michael Haseley, Member

Abe Platt, Attorney

Matthew Cooper, Building Inspector/Code Enforcement

Krista Brocious, Clerk Planning /Zoning Board

Members not in attendance: Gerald Kroening, Member, Chad Brachmann, Alternate Member and Randy Roberts, Town Board Liaison

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.

Approval of Minutes

Motion: To approve the minutes of the **February 23, 2026**, meeting.

- **Motion to approve minutes:** Mr. Sieczkowski
 - **Second:** Mr. Haseley
 - **Vote:** All in favor – **Carried**
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MCKIE Properties/RIC Energy

5147 Lkpt Rd., Lkpt

Coordinated Review

ZBUV-2025-003

SBL#121.00-2-46.211

Present: Tim Walck from Wendel lead the discussion regarding the SEQR review
SEQR Review – Coordinated Review Update

- The Planning Board was previously designated as **Lead Agency** for SEQR review.

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- Coordinated review notices were sent in early February.
- Deadline for agency responses: March 6, 2026

Agency Responses Received:

1. **State Department of Transportation (DOT)**
 - No jurisdiction.
2. **Niagara County Planning Board:**
 - No objection to Planning Board as Lead Agency.
 - Requested consideration of potential toxic materials from battery storage systems.
3. **New York State Department of Environmental Conservation (DEC):**
 - Potential presence of wetlands (state and federal)
 - Project lies within an Agricultural District
 - Agricultural impacts must be evaluated

SEQR Part 2 Discussion (Items 1–18)

RIC Energy – Battery Energy Storage System

The Planning Board conducted a detailed review of SEQR Part 2, evaluating potential environmental impacts across all 18 categories. Draft responses prepared by Wendell were reviewed and discussed. The Board emphasized that all responses remain subject to revision pending additional information.

1. Impact on Land

- Uncertainty regarding depth to water table (<3 feet); no data provided. Board agreed to mark as potential large impact pending clarification.
- Erosion potential due to site disturbance also identified.
- No significant slopes or bedrock concerns noted.

2. Impact on Geological Features

- No known unique or unusual landforms on the site.
- Determined to be no or small impact.

3. Impact on Surface Water

- Applicant referenced a wetland delineation, but no documentation was provided.
- Board identified potential impacts:
 - Disturbance near wetlands

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- Stormwater runoff and sedimentation
- Water quality impacts downstream
- Niagara County Planning Board commented regarding toxic materials noted.
- Marked as potential moderate to large impact pending further review.

4. Impact on Groundwater

- Concerns include:
 - Potential contamination from battery system fires
 - Possible pesticide/herbicide use (unknown at this time)
- Board specifically noted fire-related leaching risks.
- Prospectively marked as potential large impact.

5. Impact on Flooding

- Potential need for modifications to drainage patterns.
- Limited information available.
- Prospectively marked as potential impact pending additional details.

6. Impact on Air

- Initially considered minimal; however, discussion expanded to include:
 - Toxic fumes from battery fires
 - Potential impacts to residents, livestock, and wildlife
- Category updated to reflect prospectively large impact.

7. Impact on Plants and Animals

- No specific impacts identified based on current information.
- Determined to be no or small impact.

8. Impact on Agricultural Resources

- Site is located within a designated agricultural district.
- Identified impacts:
 - Loss of productive farmland
 - Soil compaction
 - Conflict with agricultural use patterns
- Determined to be a prospectively large impact.

9. Impact on Aesthetic Resources

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- Initially marked as no impact.
- Board acknowledged potential visual change but did not identify a formally designated scenic resource.
- No change made at this time.

10. Impact on Historic and Archaeological Resources

- No known resources identified in Part 1.
- Board recommended obtaining **CRIS (Cultural Resource Information System) confirmation**.
- Determined to be no or small impact pending documentation.

11. Impact on Open Space and Recreation

- No designated open space or recreational resources affected.
- Determined to be no impact.

12. Impact on Critical Environmental Areas

- No designated Critical Environmental Areas identified on or near the site.
- Determined to be no impact.

13. Impact on Transportation

- Potential for increased truck traffic during construction.
- Prospectively marked as potential impact.

14. Impact on Energy

- Project stores energy rather than generating increased demand.
- Uncertainty regarding:
 - Transmission connections
 - Infrastructure requirements
- Determination deferred pending additional information.

15. Impact on Noise, Odor, and Light

- Temporary noise impacts during construction expected.
- No long-term impacts identified at this time.
- Prospectively marked as potential moderate impact.

16. Impact on Human Health

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- Significant concerns raised regarding:
 - Battery fire hazards
 - Toxic smoke and off-gassing
 - Potential contamination from runoff
- Board emphasized risks to nearby residents.
- Prospectively marked as potential large impact.

17. Consistency with Community Plans

- Project identified as:
 - Inconsistent with agricultural zoning
 - Different from surrounding land uses
- Prospectively marked as potential large impact.

18. Consistency with Community Character

- Proposed use characterized as industrial in a rural/agricultural area.
 - Board noted:
 - Incompatibility with existing land use
 - Not permitted by right in zoning district
 - Determined to be a prospectively large impact.
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Fire Safety Concerns (Major Discussion Topic)

- Lithium battery fires:
 - Cannot be extinguished with water
 - Often must be allowed to burn out
 - Produce toxic fumes
- Concerns raised:
 - Impact on nearby residents
 - Emergency response limitations
- Recommendation:
 - Obtain input from:
 - Cambria Fire Department
 - Niagara County Emergency Services

Project Details (as provided)

- 5 MW battery storage facility
- Approx. 0.73 acres disturbed

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- Located on ~18–27 acre parcel
- Includes:
 - Tesla Megapack 2XL units (6 units)
 - Transformers, meter, switchgear
- Energy stored during low demand and released during peak demand

Board Discussion – SEQR Determination

The Board identified multiple categories with potential moderate to large impacts, particularly:

- Land and groundwater conditions
- Surface water and wetlands
- Agricultural resources
- Air quality and fire-related emissions
- Human health and safety
- Community character and land use consistency

Due to the number and significance of unresolved concerns, the Board indicated it is not prepared to issue a Negative Declaration and is leaning toward requiring a Positive Declaration and Environmental Impact Statement (EIS), pending additional information from the applicant.

Next Steps

- Request additional information from applicant:
 - Wetland delineation
 - Fire safety and emergency response plans
 - Stormwater and drainage details
 - Pesticide use
 - Transmission infrastructure
- Draft SEQR Part 3 for Board review
- Potential for public scoping session if Positive Declaration proceeds

Public Input (ZBA Reference)

- Prior ZBA meeting concerns included:
 - Safety risks
 - Incompatibility with community character
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Unapproved

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NEXT MEETING

April 20, 2026 @7:00 pm

ADJOURNMENT

- **Motion:** Mr. Schreader
 - **Second:** Mr. Meal
 - **Vote:** All in favor – Meeting adjourned @ approximately 7:50
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Krista Brocius

Planning/Zoning Clerk