
Town of Cambia Planning Board Meeting Minutes

Date: November 17, 2025

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

Abe Platt, Attorney

Randy Roberts, Town Board Liaison

Matthew Cooper, Deputy Building Inspector/Code Enforcement

Krista Brocious, Clerk Planning /Zoning Board

Members not in attendance included: Chad Brachmann, Alternate Member

James McCann, Building Inspector/Code Enforcement

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 from the **October 20, 2025** meeting.

- Made by: Mr. Shreader
- Seconded by: Mr. Kroening
- Vote: All in favor. Motion carried.

ELLIS, Charles
Thrall Rd., Lkpt
Minor Subdivision

PSBD-2025-007
SBL#107.00-1-15.11

Mr. Ellis requested approval for a minor subdivision of existing property currently consisting of one parcel located from Upper Mountain to Thrall and North of Thrall Rd.

Discussion:

- To sell the house and pond together, splitting the property to create a new lot on the north side of the road would create a new lot.
- The subdivision will not impact the pond or agricultural use.

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- New lot will receive a new tax ID number.
- The board requested a survey map, showing correct dimensions and proposed division.
 - Mr. Ellis agreed to provide updated survey documentation.

Motions:

1. Motion to Waive Public Hearing
 - Made by: Mr. Kroening
 - Seconded by: Mr. Meal
 - Vote: All in favor. Motion carried.
2. Motion for Negative SEQR Declaration
 - Made by: Mr. Kroening
 - Seconded by: Mr. Schreader
 - Vote: All in favor. Motion carried.
3. Motion to Approve Subdivision with Conditions:
 - Condition: Mr. Ellis must file the subdivision with the County Clerk within 1 year.
 - Made by: Mr. Kroening
 - Seconded by: Mr. Sieczkowski
 - Vote: All in favor. Motion carried.

Mr. Ellis was asked to sign documentation before leaving.

WHITE, Christopher
Baer Rd., Sanborn
Minor Subdivision

PSBD-2025-006
SBL#119.00-2-54.1

Proposal to subdivide property located on Bear Road, adjacent to the old railroad bed.

Discussion:

- A triangular parcel will be retained for current single family home development.
- No current plans for a secondary home or full build on the triangle.
- No major drainage concerns identified.
- Septic design has been done; health department approval pending.
- No survey submitted yet; board emphasized the need for formal survey submission.

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Motions:

1. **Motion to Waive Public Hearing**
 - Made by: Mr. Meal
 - Seconded by: Mr. Schreader
 - Vote: All in favor.
2. **Motion for Negative SEQR Declaration**
 - Made by: Mr. Meal
 - Seconded by: Mr. Kroening
 - Vote: All in favor.
3. **Motion to Approve Application** for minor subdivision (with standard conditions, filing within 1 year)
 - Made by: Mr. Kroening
 - Seconded by: Mr. Schreader
 - Vote: All in favor.

Mr. White was asked to sign required documents before leaving.

Crosslake Fiber USA
5050 Lockport Rd., Lkpt
Site Plan-Communications Equipment

PSP-2025-003
SBL#107.00-2-31

Representatives:

- Matthew Bandle
- Matthew Eldridge

Proposal:

- Installation of a new gravel-based fenced compound (197' x 196') containing 80 antennas and two cabinets, located at 5050 Lockport Junction Road.
- New facility to mirror existing SpaceX compound in style, fencing (8-ft slatted privacy fence), and layout.
- Juniper landscaping: 37 trees, 3–4 ft initially, reaching approx. 10 ft at maturity. Positioned on east and south sides.
- Access road to tie into existing driveway—no additional curb cut required.
- On-site transformers are to be installed within the compound.
- Facility will be managed remotely, minimal on-site maintenance
- Missouri engineer stamp present: building permit review will require New York-licensed engineer stamp.
- Existing agricultural lease acknowledged; no farmer objections reported.

Approved

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The County Planning Board approved earlier on the same day.

Motions:

1. **Motion for Negative SEQR Declaration**
 - Made by: Mr. Kroening
 - Seconded by: Mr. Schreader
 - Vote: All in favor.
 2. **Motion to Approve Site Plan**
 - Made by: Mr. Meal
 - Seconded by: Mr. Kroening
 - Vote: All in favor.
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Additional Comments

- Next meeting: **December 15th at 6:00 PM.**
- No reports from Building Inspector, Attorney, or Town Board.
- Board members had no further business.

Adjournment

Motion to adjourn

- Made by: Mr. Sieczkowski
- Seconded by: Mr. Schreader
- Vote: All in favor.

Meeting adjourned @ roughly 6:30 pm.

Chairman's Closing Remarks:

Wished everyone a happy and safe Thanksgiving.

Krista Brocious

Planning/Zoning Clerk