

TOWN OF CAMBRIA TOWN BOARD

May 14, 2026

The regular meeting of the Town of Cambria Town Board was held at 7:00 pm on the 14th day of May 2026 at Cambria Town Hall, 4160 Upper Mountain Road, Sanborn, New York.

BOARD MEMBERS' PRESENT:

Matthew Foe, Supervisor
Louise Brachmann, Councilwoman
Jeffrey S. Hurtgam, Councilman
Benjamin D. Musall, Councilman
Randy M. Roberts, Councilman

ALSO PRESENT:

Tamara J. Cooper, Town Clerk
Abe Platt, Attorney
Steve Kroening, Highway Superintendent
Tim Walck, Wendel Engineers
25 Individuals

Following salute to the flag Supervisor Foe asked for a moment of silence from Thomas Andrews, Zoning Board Member who recently passed away.

Supervisor Foe called the regular meeting to order and the Town Board members took action on the following matters:

APPROVAL OF MINUTES

Upon a motion duly made by Councilman Hurtgam and seconded by Councilwoman Brachmann it was resolved to approve the minutes of the Town Board meetings of April 6, 9 & 30th.

Ayes: Foe, Brachmann, Hurtgam, Musall, Roberts -Motion Carried-

APPROVAL OF VOUCHERS

Having been reviewed by the Town Board, the following claims were presented for payment:

May 14, 2026

ACCOUNT	AMOUNT
Cemetery	\$ 2,961
Drainage	\$ 4,795.35
General	\$ 145,934.27
Highway	\$ 66,850.37
Refuse	\$ 83,112.16
Sewer	\$ 2,582.71
Water	\$ 14,689.28

Upon a motion duly made by Councilman Roberts and seconded by Councilman Hurtgam it was resolved to approve the abstract of audited vouchers dated May 14, 2026, be approved as read by the Town Clerk.

Ayes: Foe, Brachmann, Hurtgam, Musall, Roberts -Motion Carried-

- In receipt of a 30-day advance notice for a liquor license for 5182 Ridge Road Warren Forsythe-Tavern.
- In receipt of a request from the Cambria Volunteer Fire Company to add:
Jacob Greenwald, Upper Mountain Road and Mitchell Selapan, Ontario Avenue to the active roster.
We do not have physical paperwork.
In addition: move Jamie Steward, Lockport Olcott Road from restricted to active roster.

Upon a motion duly made by Councilwoman Brachmann and seconded by Councilman Musall it was resolved to add Jacob Greenwald, Upper Mountain Road and Mitchell Selapan, Ontario Avenue to the active roster. In addition: move Jamie Steward, Lockport Olcott Road from restricted to active roster. ALL pending receipt of physical paperwork.

Ayes: Foe, Brachmann, Hurtgam, Musall, Roberts -Motion Carried-

HIGHWAY SUPERINTENDENT REPORTS

Steven Kroening, Highway Superintendent reported as follows:

HIGHWAY:

- Road construction on Shunpike Rd.-be careful of crews working.
- Brush pickup has resumed except in July & August
- Highway, Water, Sewer summer hours 6:00 am – 4:30 pm Monday – Thursday.
- Off road ditching.
- Update fuel pump system.
- County form to spend highway funds.

AGREEMENT TO SPEND TOWN HIGHWAY FUNDS

General Repairs. The sum of \$685,000 may be expended for general repairs upon 37 miles of town highways, including sluices, culverts and bridges having a span of less than five feet and boardwalks or the renewals thereof.

The following sums shall be set aside to be expended for the improvement of town highways on the road commencing at Budd Road leading to Cambria Lockport Townline Road, a distance of 1.23 miles. On the road commencing at Saunders Settlement Rd. leading to Lockport Road, a distance of 1.32 miles; On the road commencing at Upper Mountain Road leading to Saunders Settlement Road, a distance of 1.6 miles.

Upon a motion duly made by Councilwoman Brachmann and seconded by Councilman Hurtgam, it was resolved to approve the Agreement to Spend Town Highway Funds as submitted by the Highway Superintendent.

Ayes: Foe, Brachmann, Hurtgam, Musall, Roberts -Motion Carried-

CEMETERY

- Mowing- Hannon Cattle Company & Landscaping/Landclearing \$17,700 spring and fall cleanup.

WATER

- Still changing out meters.
- Repairs to leaks.

SEWER

- Waiting for National Fuel for Southway lift station generator.

BUILDING AND GROUNDS

- Waiting for quotes for heating system in Town Hall building.
- Waiting for quotes for alarm system.

ATTORNEY

Abraham Platt, Town Attorney, reported as follows:

- **RECOMMENDATIONS FROM THE BOARD OF ETHICS**

Motion to introduce Local Law #4- 2026

WHEREAS, the Town Board previously enacted an Ordinance Relating to a Code of Ethics and a Board of Ethics for the Town of Cambria (hereinafter, the “Ordinance”) on August 6, 1970; and

WHEREAS, pursuant to the Ordinance, the Board of Ethics is the appropriate body to be tasked with the review and investigation of any conduct alleged to violate the Town Code of Ethics or the New York General Municipal Law; and

WHEREAS, pursuant to its mandate under the Ordinance, the Board of Ethics has recommended that the Town Board enact certain amendments to the Ordinance for the purposes of preventing stale claims, protecting individuals against whom violations are filed from defending against forgotten events and fostering prompt investigative action; and

WHEREAS, the Town Board seeks to amend the Ordinance to so clarify the process for such investigation and review and to enact a statute of limitations with respect to the filing of ethics complaints in order to ensure fairness, reliability of evidence and legal finality and to facilitate fruitful investigation by the Board of Ethics; and

WHEREAS, Local Law No. 4 of 2026, entitled, “A Local Law Amending the Ordinance Relating to a Code of Ethics and a Board of Ethics for the Town of Cambria,” is hereby introduced.

NOW, THEREFORE, BE IT RESOLVED, that the Town of Cambria Town Board does hereby call for a public hearing to be held on June 11, 2026, at 7:00 p.m. at Cambria Town Hall, 4160 Upper Mountain Road, Sanborn, New York to hear and consider adoption of a proposed Local Law for the year 2026, entitled, “A Local Law Amending the Ordinance Relating to a Code of Ethics and a Board of Ethics for the Town of Cambria.”

Upon a motion duly made by Councilman Musall and seconded by Councilwoman Brachmann, it was resolved to approve the resolution introducing proposed Local Law No. 4, “A Local Law Amending the Ordinance Relating to a Code of Ethics and a Board of Ethics for the Town of Cambria” and to call for a public hearing to be held on June 11, 2026, at 7:00 p.m. at Cambria Town Hall, 4160 Upper Mountain Road, Sanborn, New York to hear and consider adoption of the proposed Local Law.

Ayes: Foe, Brachmann, Hurtgam, Musall, Roberts -Motion Carried-

- **AMENDMENT TO THE PROCUREMENT POLICY**

ADOPTING PROCUREMENT POLICY FOR LICENSING OF TOWN-OWNED PROPERTY

WHEREAS, the Town Board of the Town of Cambria recognizes the need to establish clear and effective procedures for the licensing of town-owned property to third-party vendors; and

WHEREAS, New York General Municipal Law § 104-b requires the governing board of every political subdivision to adopt internal policies and procedures governing procurements not subject to competitive bidding; and

WHEREAS, the Town Board seeks to ensure that such licensing serves a public benefit, is conducted transparently, and complies with all applicable laws and regulations;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board hereby adopts the Procurement Policy for the Licensing of Town-Owned Property, attached hereto as Exhibit "A", which establishes procedures and requirements for licensing town-owned property to third-party vendors; and

BE IT FURTHER RESOLVED, that this policy ensures that the use of town-owned property serves a public benefit and complies with all applicable federal, state, and local laws; and

BE IT FURTHER RESOLVED, that Licenses granted under this policy shall be non-exclusive and revocable at the will of the Town Board, ensuring flexibility and adherence to public interest; and

BE IT FURTHER RESOLVED, that this policy outlines a transparent procurement process, including the use of Requests for Proposals (RFPs) to solicit interest from potential vendors; and

BE IT FURTHER RESOLVED, that the Town shall monitor compliance with the terms of the license agreements and enforce the policy as necessary; and

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately upon adoption.

Upon a motion duly made by Councilman Roberts and seconded by Councilman Hurtgam it was resolved to adopt the amendment to the Procurement Policy as read by Attorney Platt.

Ayes: Foe, Brachmann, Hurtgam, Musall, Roberts

-Motion Carried-

- **LEASE AGREEMENT TOWN PARK PROPERTY**

The Town Board took action at the Special Meeting that took place April 30th to move forward with leasing Town Park property for farming/planting this season. There is a 30-day permissive referendum time frame that started running and if there is no petition filed by May 30th the Town Board authorized the Supervisor to execute the farmland lease until the end of 2026.

- **RIGHT OF FIRST REFUSAL 3207 NORTHWAY DRIVE**

This property is up for sale- and like all homes in that area, the Town has the right of first refusal that is can utilize to ensure that the prospective purchasers are 55 years and older which is a deed restriction for that area. The perspective purchaser is 55 so the Town will wave its right of first refusal with regard to said address.

Upon a motion duly made by Councilman Musall and seconded by Councilwoman Brachmann it was resolved that the Town will wave its right of first refusal with regard to 3207 Northway Drive, Sanborn.

Ayes: Foe, Brachmann, Hurtgam, Musall, Roberts

-Motion Carried-

- **AGRICULTURAL COMMITTEE**

The Agricultural Committee is up and running and they have some concerns to be brought before the Town Board and the public.

1. Private fields and farmland- please make sure that ATV's etc. are not being operated on private property unless you have explicit permission by the owner.

2. Please respect farm vehicles travelling on the roadways to avoid accidents.
3. Requesting the Town Board to take a look at the importance of including the appreciation of the value in farmland with regard to solar and the price that vacant land is being purchased at.

Liaison Reports:

Councilwoman Brachmann reported as follows:

Zoning:

- Approval of 2 accessory buildings.
- Special Permits – chickens (6)
- Next meeting 5/18/26-6:30 pm

Councilman Roberts reported as follows:

Planning:

- Approved site plan for a repair shop.
- RIC Energy Coordinated Review.

Councilman Hurtgam reported as follows:

Parks and Recreation:

- Fishing Derby is scheduled for June 13th-there are still a few openings.

PARK COMMITTEE

Patrick McCoy, Park Director-Beebe Rd.
Corrine DiNieri-Recreation Director-Upper Mountain Road
Randy Roberts-Lower Mountain Rd.
Cynthia Curione- Upper Mountain Rd.
Thomas Seefeldt-Upper Mountain Rd.
Rick Ker-Fairview Drive
Sharon Tasner- Subbera Rd.

Upon a motion duly made by Councilman Hurtgam and seconded by Councilwoman Brachmann it was resolved to appoint the listed members to the Park Committee-terms to expire 12/31/2026 and to be reappointed at the January 2027 Re-organizational Meeting.

Ayes: Foe, Brachmann, Hurtgam, Musall, Roberts

-Motion Carried-

Councilman Musall reported as follows:

Highway:

- Announced that off road ditching equipment is not in the greatest shape. It is a 1999 and the Town bought it used on a shared lease. With the expense of equipment, the Town is looking at all the options; getting quotes etc. This is an unexpected expense, and it is unbudgeted.

BUILDING INSPECTOR

Supervisor Foe reported that the Town is in the process of finding a new Building Inspector. In the meantime, Supervisor Don MacSwan and Building Inspector Chris Jordan from the Town of Wheatfield are working with the Town under shared services until the Town of Cambria can hire a new Inspector. Supervisor Foe thanked them both.

CONCERNS OF THE CITIZENS

Shawn McIntire- Randolph St.

Mr. McIntire wanted the Town Board to know that Building Inspector and Code Enforcement Officer are two different classes.

Yes. They do.

Supervisor Foe welcomed all the students in attendance.

ADDITIONAL MATTERS

Attorney Platt announced that the Town Agricultural Committee could use an alternate member. He is asking for the Town Board to either open it up again or reconsider applicants that previously applied.

Upon a motion duly made by Councilwoman Brachmann and seconded by Councilman Musall it was resolved to re-open the application process for 2 Alternate Members for the Agricultural Committee.

Ayes: Foe, Brachmann, Hurtgam, Musall, Roberts

-Motion Carried-

ZONING BOARD OF APPEALS

Upon a motion duly made by Councilman Musall and seconded by Councilwoman Brachmann it was resolved to open the application process for 2 Alternate Members for the Zoning Board of Appeals.

Ayes: Foe, Brachmann, Hurtgam, Musall, Roberts

-Motion Carried-

ADVERTISE PART TIME CLERK

Upon a motion duly made by Councilman Roberts and seconded by Councilman Hurtgam it was resolved to authorize the Supervisor to advertise for a part time clerk.

Ayes: Foe, Brachmann, Hurtgam, Musall, Roberts

-Motion Carried-

ON-LINE WATER PAYMENTS

Upon a motion duly made by Councilwoman Brachmann and seconded by Councilman Musall it was resolved the Town Board to move forward with options .

Ayes: Foe, Brachmann, Hurtgam, Musall, Roberts

-Motion Carried-

ADJOURNMENT

As there was no further business, the meeting was adjourned by motion made by Councilman Musall and seconded by Councilwoman Brachmann. Time: 7:30 pm.

Ayes: Foe, Brachmann, Hurtgam, Musall, Roberts

-Motion Carried-

Respectfully submitted,

Tamara J. Cooper, Town Clerk