

Approved

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# Town of Cambia Planning Board Meeting Minutes

**Date:** June 22, 2026

**Time:** 6:00 PM

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

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## Attendees included:

William Amacher, Chairman

Roger Schreader, Member

Michael Sieczkowski, Member

Gerald Kroening, Member

Garret Meal, Member

Abe Platt, Attorney

Justin Kroening, Chris Jordan, Building Inspector/Code Enforcement

Randy Roberts, Town Board Liaison

Melissa Germann, Planning /Zoning Board Clerk

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## 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.

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## Approval of Minutes

**Motion:** To approve the minutes of the May **18, 2026**, meeting.

- **Motion to approve minutes:** Mr. Sieczkowski
  - **Second:** Mr. Kroening
  - **Vote:** All in favor — **Carried**
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**EXCEL HOLDINGS, LLC**

**V/L Townline Rd., Lkpt**

***Major Subdivision – Sketch Plan Review***

**PSBD-2026-001**  
**SBL#93.00-2-18.113**

The Board reviewed the application for a Sketch Plan for a 20-lot major subdivision.

- There are two owners of the property: John Daly and Josh Ramos.
  - John is an engineer with Trautman and Associates
  - Josh is an attorney with Ramos and Ramos
- The property is a total of sixty acres. The proposal is for 20 one acre lots with a single lot retaining the remaining 40 acres.
- The zoning for this parcel is Agricultural Residential.

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- The nineteen lots will be approximately 150' X 215'.
- The electric is at the road. The developers plan to install the water lines and septic. This will be determined by the County Health Dept.
- The applicants are not requesting any tax incentives (from the Town or the County).
- The property currently has a retention pond. This will be resized as needed (through the Subdivision process).

### Resident Questions/Concerns

- Beth Mitchell, 5153 Lower Mtn Rd
  - Will the back portion of this property be developed? Mrs. Mitchell's husband hunts his land which is near this proposal.
- Renee Demski, 5252 Shunpike Rd
  - Does not want a 'city' in her backyard.
  - Does not want any flooding. Answer: the developers will look at the grading. The developers also do not want a 'city' look.
- The back 40 acres. Will this be graded? Answer: No.
- Adam Mccollugh, 5203 Lower Mtn Rd
  - Happy to see this property may become houses
  - A concern is the speed of vehicles along Townline Rd
- Charles Demski, 5252 Shunpike Rd
  - Wants to retain the country feel to the area.

### Board Questions

- #7 of the Subdivision application: Natural or Historic Features. It indicated: yes. Is that correct? Answer: This was done in error.
- Soil absorption? Answer: swale in the pond will take on the drainage.
- Will septic pass? Answer: percolate tested; to drain to the pond, pond ownership will be retained by current owners. Effort will be to get above the water table.

### Resolution to proceed to Preliminary Plat

**Motion:** Mr. Schreader

**Second:** Mr. Meal

**Vote:** all in favor – **Carried**

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**MODERN-TEC MFG**  
**4935 Lockport Rd., Lkpt**  
*Amended Site Plan Review – Business*

**PSBD-2026-003**  
**SBL#121.00-2-73**

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The Board reviewed the application for the amended Site Plan. The proposal includes adding four additional shipping containers that measure approximately eight (8) feet by forty (40) feet.

### Board Questions

- What will these containers be used for? Answer: Used for storage.
- Will there be combustible material in the containers? Answer: No.

**Motion** by Mr. Kroening to approve the amended Site Plan pursuant to the previously discussed terms and conditions.

**Seconded** by: Mr. Meal

**Vote:** All in favor, Motion carried.

**SHACKELFORD, Aaron**

**5057 Escarpment Dr., Lkpt**

***Determination as to Fence Height - Visibility***

**MISC-2026-001**

**SBL#107.04-1-76**

The Board reviewed the request to install a fence alongside the property. The request contains the fence height and any visibility issues.

### Board Discussion

- There is a bush on the property. It is approximately 100 feet from the road.
- There is no real sightline issue.
- Are there any obstructions? The fence in the front yard will be approximately six feet due to elevation changes alongside the property.
- Zoning Rule: when the street Right-of-Way is fifty (50) feet or more, the fence distance from the intersection must be at least ninety (90) feet.

**Resolution:** The fence can be installed at six (6) feet high as long as it is installed a minimum of ninety (90) feet from the intersection

**Moved** by: Mr. Kroening

**Seconded** by: Mr. Schreader

**Vote:** All in favor, Motion carried.

**MCKIE Properties/RIC Energy**

**5147 Lkpt Rd., Lkpt**

***DEIS Public Scoping Session – Public Hearing***

**ZBUV-2025-003**

**SBL#121.00-2-46.211**

### The Public Hearing was opened

- No one appeared for or against this proposal.

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- No written comments have been submitted at this time.
- NYSDEC has no other comments at this time.

No other action was taken.

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### REPORTS

**Chairman/Board Members**— Request made by Mr. Sieczkowski that the clerk get paper copies of the Excel Holdings proposal and send out to the members

**Building Inspector** – Suggests to the Board that they make sure they have a grading plan for the proposed major subdivision and that the proposal should go to the County Planning Board for review.

**Attorney** – Nothing to report.

**Town Board Liaison** – Wanted to welcome the new Planning Board clerk, Melissa Germann. Nothing else to report.

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### NEXT MEETING

**July 20, 2026 @ 7:00 pm**

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### ADJOURNMENT

- **Motion:** Mr. Kroening
  - **Second:** Mr. Sieczkowski
  - **Vote:** All in favor — **Carried**
  - Meeting adjourned around 6:50pm
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*Melissa Germann*

Planning/Zoning Board Clerk