Approved

Town of Cambia Planning Board Meeting Minutes

Date: September 21, 2026
Time: 7:00 PM
Location: Town Hall Community Building, 4160 Upper Mountain Road

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Attendees included:
William Amacher, Chairman
Roger Schreader, Member
Michael Sieczkowski, Member
Gerald Kroening, Member
Garret Meal, Member
Chad Brachmann, Alternate Member
Abe Platt, Attorney
Justin Kroening, Building Inspector
Randy Roberts, Town Board Liaison
Melissa Germann, Planning/Zoning Board Clerk

Members not in attendance: Michael Haseley, Alternate Member

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 **August 17, 2026,** meeting.

Motion made by: M. Sieczkowski
Second: R. Schreader
Vote: All in favor. Motion carried.

NYE, Joseph **PSBD-2026-006**
4636 Ridge Rd **SBL: 79.00-1-27**
Minor Subdivision

The Board reviewed the application for a minor subdivision. The original property is approximately 50 acres, with approximately 300 feet of frontage. The applicant and his wife own the entire parcel. The applicant wants to build a new home behind the current barn on the new parcel. The applicant sought and received two variances – (1) split the parcel, one lot will have frontage of 150 feet (eastern parcel) and the other lot will have frontage of approximately 120 feet (western parcel) and (2) build the new house 300 feet setback from the road.

Questions from the Board

1. Have you planned out the septic for the new house yet? Answer: Not yet. The applicant has someone drawing up plans for the house and the septic will come with that package.
2. Is there an issue with the setback of the new house? Answer: No, because the ZBA approved the new setback.
3. Have you landlocked the back portion of the property? Answer: No, the back property will remain with the new parcel.

Motion to waive the Public Hearing

Motion by: G. Meal
Seconded by: G. Kroening
Vote: All voted in favor. Motion carried.

Negative Declaration under SEQR.

Motion by: G. Kroening
Second by: R. Schreader
Vote: All in favor. Motion carried.

Minor Subdivision Approval

Motion by G. Meal to approve the minor subdivision pursuant to filing the subdivision with the Office of the Niagara County Clerk within one year of the date of this decision as per survey of Nussbaumer & Clarke, dated 2/1/2022 (project No. 22J3-0046).
Second by: M. Sieczkowski
Vote: All in favor. Motion carried.

FORSYTH-WARREN Tavern **PSP-2026-002**
5182 Ridge Rd, Lockport **SBL: 79.00-2-19.12**
Site Plan Review

The Board reviewed the Site Plan application for the Forsyth – Warren Tavern and museum. This property is zoned PD (Planned Development). In a Planned Development, the Planning Board is an advisory Board to the Town Board, where "the Planning Board shall recommend approval, approval with modifications or disapproval of an application and shall report its decision to the Town Board" (Zoning Ordinance, Section 1003).
Mr. Booth outlined his priorities for this phase of development: the kitchen wing and parking at the back of the property. Mr. Booth has been applying for grants to assist in his efforts to develop the property.

Questions from the Board

1. Is the cemetery changing? Answer: the cemetery is staying. This will be a process. The first burial was in 1805.
2. How much area is involved? Answer: at this phase, less than one acre will be disturbed. The goal is to preserve as much land (and history) as possible.
3. Do you have paid employees? Answer: Currently, there are no paid employees, but there are many volunteers.
4. Are there open hours for your museum space? Answer: No set open hours, but the applicant hopes that will change next year.
5. Do you have access for the fire department? Answer: There is access for the fire department.
6. What is the reason for getting a new kitchen wing? Answer: The original kitchen wing was torn down in the early 1900s. The (next) original kitchen was in the basement, and Mr. Booth would like to have a historically accurate kitchen wing.
7. How many spaces will be added with the new parking lot? Answer: the lot will fit more than 20 spaces. The Board recommends that the applicant coordinate with the Building Inspector on the parking lot.
8. Any new buildings to be built in this phase? Answer: No new buildings.
9. How about lighting? Answer: any new lighting will be indirect and will be dependent on grant money.
10. Comment - Section 10.1 of the Site Plan Explanatory Document mentions the location of this museum, specifically Ridge Rd (Route 104) and Townline Rd (Route 98). Where is Route 98? A Board member thinks this may be a typo – it is Route 93.

Site Plan Review Action

The Planning Board's job is to determine if the Site Plan application is complete and then refer this Site Plan back to the Town Board.

Motion made by G. Kroening, **Seconded** by R. Schreader to refer this application to the Town Board, provided that the applicant has the answers to the inquiries made by the Planning Board:

1. Bring estimate of parking spaces for the new stone lot to the Town Board meeting.
2. Provide information as to what portion of the museum is open to the public.
3. Restroom accessibility.
4. Must increase the handicapped parking.

Vote: all in favor. Motion carried.

GRIMALDI, Joseph **PSP-2026-003**
5251 Shawnee Rd, Sanborn **SBL: 106.00-1-141.22**
Parking Lot Expansion
The Board reviewed the application for Site Plan Review for expansion of the current parking lot. The new parking lot will be 185 feet X 85 feet, will provide 30 new lined parking spaces and

will be a stone lot. The current culvert will not be affected. The drainage ditch near the new lot will need to be culverted.

Questions from the Board

1. Will you need to clean the swale? Answer: It currently seems clean. It is recommended that the Building Inspector verify.
2. Where will runoff go? Answer: to the North.
3. Comment – pitch the new lot to the ditch and snow to be to the East of the new parking lot.
4. How many shifts happen at this location? Answer: one shift.

Negative Declaration under SEQR.

Motion by: G. Kroening
Second by: G. Meal
Vote: All in favor. Motion carried.

Site Plan Approval

Motion by G. Meal to approve the site plan as presented.
Second by: R. Schreader
Vote: All in favor. Motion carried.

MCCALISTER, Patricia **ZSP-2026-005**
5133 Baer Rd, Sanborn **SBL: 119-00-2-54.2**
Special Permit to operate counseling services in the barn

The Board reviewed the application for a Special Use Permit to utilize the owner's milk house to create office space for her mental health counseling business. Ms. McCalister would like to have an office at her home to see patients. She sees patients 16 years old and older, mostly people who are autistic. Ms. McCalister will see about 8 patients a week, on either Tuesdays or Fridays.

Questions by the Board

1. What utilities do you have in the milkhouse? Answer: there is power but no water in the milkhouse.
2. Will you want any signage? Answer: No signage.
3. Are you licensed? Answer: Yes; the applicant currently rents space in two locations and wants to close one office and work from home two days a week, in the mornings.
4. There are trees and a walkway near the milk house, is this sufficient? Answer: Yes.
5. Is there room in your driveway for the patients? Answer: There is plenty of room in the driveway. There is enough room in the driveway for overlapping of patients.

6. Comment – There will not be any outside storage.
7. Comment – The Building Inspector will visit the property for any Building Department issues.
8. Is there room between the barn and your property line? Answer: there is substantial room.
9. Is there room between the barn and your house? Answer: four to five vehicles can fit between the barn and the house.
10. How will you heat the milkhouse in the winter? Answer: Utilize an electric heater when needed. Also, Ms. McCalister can hand-pick what patients will come to her home for therapy.
11. A Challenge – no water in the building is an issue. The Planning Board wants the ZBA to be aware. The Board reiterates that the Building Inspector will need to visit the property.

Action

Motion made by M. Sieczkowski, **Seconded** by R. Schreader to refer this application back to the ZBA for action, with the concerns noted.
Vote: All in favor. Motion carried.

Ragweed Forge LLC/ **ZSP-2026-007**
Operating Engineers
3365 Ridge Rd, Ransomville **SBL: 77.00-2-61.1**
Special Permit for Warehousing & Online Retail

The Board reviewed the application for a Special Use Permit for online retail and storage for a knife business. The applicant purchased this business about 8 years ago and it is a 30-year-old business.

Questions by the Board

1. Will you replace the signage? Answer: Yes, will be replacing the existing signage. It will be the same size as the current sign.
2. Will there be retail sales? Answer: No retail sales and no retail space.
3. What type of delivery do you get and how often? Answer: about 4 times a year, there are pallets delivered with boxes of knives.
4. Do you have employees? Answer: Currently, there are no employees, just the applicant. Hopefully, soon there will be one or two employees.
5. What are your hours? Answer: 6am to 4pm, Monday through Friday and half a day on Saturday.

Action

Motion made by M. Sieczkowski, **Seconded** by G. Kroening to refer this application back to the ZBA for action, with the concerns noted.

Vote: all in favor. Motion carried.

WORK MEETING

The Board scheduled a Work Meeting – September 28, 2026, at 6pm, in the Conference Room at Town Hall to discuss the new Special Use Permit process, the Site Plan process and any other items that need to be discussed by the Board.

REPORTS

Building Inspector – Nothing to report.
Attorney – There are changes coming for the Special Use Permit process. The Town Board is also working on changes for accessory structures on land greater than 5 acres.
Town Board Liaison – Nothing to report.
Planning Board Members – recommend updating the Site Plan process/application, making sure that the new Building Inspector's name is on the application rather than the previous inspector's name. Board secretary mentioned that this is in progress.

NEXT MEETING – October 19, 2026 @ 7:00 pm

ADJOURNMENT

- **Motion:** G. Kroening
- **Second:** M. Sieczkowski
- **Vote:** All in favor. Motion carried — Meeting adjourned at 7:52pm

Melissa Germann
Planning Board Clerk