

**Town of Cambria  
Planning Board Meeting  
December 18, 2017**

The regular monthly meeting of the Planning Board of the Town of Cambria was called to order by William J. Amacher, Chairman at 7:00 PM. Everyone was welcomed to the meeting, followed by the Pledge to the Flag.

**Members Present:** William J. Amacher, Chairman  
Roger Schreader, Sr.  
Gerald E. Kroening

**Members Absent:** Douglas Mawhiney  
Garret Meal

**Also Present:** Matt Foe, Councilman, Town Board Liaison  
Gary Billingsley, Attorney  
Peter Smith, Chairman, Zoning Board of Appeals  
Alan Johnson, Vice Chairman, Zoning Board of Appeals

A motion was made by Mr. Kroening and seconded by Mr. Schreader to approve the minutes of the December Meeting as presented, unanimously approved, motion carried.

The public hearing notice was read as it appeared in the town newspaper.

**New Business**

**PSBD-2017-011     Joseph Critelli**  
**Subdivision       4958 Blackman Road, Lockport, NY 14094**  
**Regarding SBL# 92.00-1-77.1**  
**Vacant Land on Green Road**  
**One Lot Minor Subdivision**

Mr. Critelli was not present at the meeting due to illness. Mr. McCann explained to the Board that Mr. Critelli would like to create a 250' x 825' lot out of the 7.9 acre lot he owns on Green Road. The proposed newly created lot is being sold and the new owners will be constructing a home. The remaining lot will be sold and merged with property owned by Mr. Johnson.

A motion was made by Mr. Kroening and seconded by Mr. Schreader to waive the public hearing for this one lot minor subdivision, all in favor, motion carried.

**Joseph Critelli Subdivision continued**

A motion was made by Mr. Schreader and seconded by Mr. Kroening to declare a negative declaration under SEQR, all in favor, motion carried.

A motion was made by Mr. Schreader and seconded by Mr. Kroening to approve this one lot minor subdivision for Mr. Critelli with the stipulation that the south portion of the remaining lot be merged with property owned by Mr. Robert Johnson(SBL# 92.00-1-76.2)all in favor, motion carried.

**PSBD-2017-012     Doug Mawhiney**  
**Subdivision        5086 Upper Mountain Road, Lockport, NY 14094**  
**Regarding SBL# 107.00-2-36.11**  
**5082 Upper Mountain Road**  
**One Lot Minor Subdivision**

**Public Hearing Notice**

Minor subdivision for one lot from premises located at 5082 Lower Mountain Road.

**Public Hearing Open**

Mr. Murphy, 5100 Upper Mountain Rd stated that he lives next door to Mr. Mawhiney and was concerned about what will be happening with this property. He is further concerned that if the back land is sold will it become a development, and where will the right-of-way be located. He stated that he prefers not to have the right-of-way located on the side of his house as tractors, four wheelers and dirt bikes create a great deal of dust.

**Public Hearing Closed**

Mr. Mawhiney was not present at the meeting, due to out of town work, but Mr. McCann was able to provide information to those present. Mr. Mawhiney would like to create a 160' x 274' lot that includes the existing ranch house. The back land will be sold to Andrew Milleville and continue to be farmed. This farm land will be accessed from other land owned by Mr. Milleville located behind the Mawhiney property (SBL# 107.00-2-37.211).

A motion was made by Mr. Kroening and seconded by Mr. Schreader to declare a negative declaration under SEQR, all in favor, motion carried.

A motion was made by Mr. Schreader and seconded by Mr. Kroening to approve this one lot minor subdivision for Mr. Mawhiney, all in favor, motion carried.

**Old Business**

Nothing at this time.

**Reports:**

**Chairman-** Training information has been distributed to all Board members. Yearly calendar has been distributed with all 2018 meeting dates.

**Building Inspector-** Nothing to report at this time.

**Attorney-** Nothing to report at this time.

**Board Members-** Mr. Foe thanked the Board members for their efforts over the past year. He stated that the amendments to the town laws regarding pole buildings were approved at the Town Board Meeting on December 14, 2017 and will soon be distributed to all Board Members.

A motion was made by Mr. Kroening and seconded by Mr. Schreader to adjourn the meeting at 6:25PM.

The next meeting of the Planning Board will take place Monday, January 22, 2018 at 6:00PM.

Respectfully Submitted by  
Melinda Olick

*Melinda Olick*