

April 21, 2008

The regular monthly meeting of the PLANNING BOARD of the TOWN of CAMBRIA was called to order at 8:00 P.M. by William Amacher, Chairman. He welcomed everyone to the April meeting followed by the Pledge to the Flag.

Members present: William Amacher, Chairman
Gerardo Buzzeo, Jeffrey Hurtgam, Thomas Willett
Member absent: John Phillips
Also present: Clifford Burch, Building Inspector
Donald Lane, Deputy Building Inspector
Gary Billingsley, Attorney

A motion was made by Mr. Willett and seconded by Mr. Hurtgam to approve minutes of meeting of March 17, 2008 as presented. Unanimously approved, motion carried.

2007-05 Site Plan Review
DAVID KUBINIEC, 4268 Upper Mountain Road, Sanborn, N.Y. 14132
Yard and shop area for plumbing business at 4049 Saunders Settle. Road, Sanborn 14132

In April 2007 Mr. Kubiniec submitted application for Site Plan Review to construct a 45' by 60' pole barn for storage of equipment and a yard and shop area. He said he wanted some outside storage area for stone and pipe supplies. He further said he planned to fence rear part of the property. There would be no debris or huge stock pile.

At that meeting conditions were placed in the Site Plan and approval was given for a period of one year with review in 2008.

Mr. Kubiniec said the building has not been completed as of this meeting and hopes to be able to use it by the end of May of this year.

Building Inspector said as of this date, he has no concerns.

There is some material stored on site which is in conjunction with the building per Mr. Kubiniec. He said he is taking down the existing fence and a new fenced area will be at rear of the property and will stone some of the area for a turn around and access to the door to the building.

A motion was made by Mr. Hurtgam and seconded by Mr. Buzzeo to **approve** Business Site Plan of Mr. Kubiniec for shop/yard for plumbing business at 4049 Saunders Settlement Road for a period of one (1) more year subject to review by the Planning Board at that time. Unanimously approved, motion carried.

(08-06) **JUNE KLINEFELTER**, 3816 Lower Mountain Road, Lockport, N.Y. 14094
Minor subdivision for addition of 16 feet frontage and approximately 60 feet in depth to existing property.

Ms. Klinefelter was present at this meeting and has submitted the following: Application for Sub-division Review, Request for Minor Subdivision Approval, Short Environmental Assessment Form, Agricultural Data Statement and copy of Survey map.

Ms. Klinefelter said she would like to add 16 feet to the frontage of her lot at 3816 Lower Mountain Road and approximately 60 feet in depth. She said she owns the property to the west of subject lot. The properties are on two separate tax bills. She will have 116' in frontage and 300' in depth.

Mr. Burch said she wishes to expand her lot that is grand-fathered. He said he will discuss with applicant the joining of the two parcels.

Building Inspector had no concerns on this proposal.

Board members had no concerns on this issue.

A motion was made by Mr. Hurtgam and seconded by Mr. Willett to waive public hearing on application of June Klinefelter for a minor subdivision on the south side of Lower Mountain Road. Unanimously approved, motion carried.

A motion was made by Mr. Willett and seconded by Mr. Hurtgam to declare **negative declaration under SEQR** on application of June Klinefelter for a minor subdivision on the south side of Lower Mountain Road. Unanimously approved, motion carried.

A motion was made by Mr. Buzzeo and seconded by Mr. Hurtgam to **approve** application of June Klinefelter to add to existing lot at 3816 Lower Mountain Road, 16 feet to the frontage and approximately 60 feet in depth. Unanimously approved, motion carried.

(08-07) JOSEPH P. CACCIATORE, 5172 Upper Mountain Road, Lockport, N.Y 14094, was present at this meeting and has submitted the following: Application for Subdivision Review, Request for Minor Subdivision Approval, Short Environmental Assessment Form, Agricultural Data Statement and copy of Survey map.

Mr. Cacciatore said he is dividing off 125 feet by 200 feet for a building lot which he wants to sell.

Chairman asked Building Inspector if there are any drainage problems on this lot?

Building Inspector said the lot will need some fill to bring it up to road level. He feels the drainage should be okay after the fill is brought in and should not affect his neighbors.

Board members – no concerns

Counsel asked applicant if he has a prospective buyer for the lot and Mr. Cacciatore said no buyer yet.

Chairman asked applicant how close is this lot to the Town of Lockport?

Mr. Cacciatore said it will be the fourth lot from the corner of Campbell Boulevard and Upper Mountain Road on the south side.

Building Inspector feels there are no problems with this lot.

A motion was made by Mr. Willett and seconded by Mr. Hurtgam to waive public hearing on application of Joseph Cacciatore for a one-lot minor subdivision on the south side of Upper Mountain Road. Unanimously approved, motion carried.

A motion was made by Mr. Hurtgam and seconded by Mr. Willett to declare **negative declaration under SEQR** on application of Mr. Cacciatore. Unanimously approved, motion carried.

A motion was made by Mr. Hurtgam and seconded by Mr. Buzzeo to **approve** application of Joseph Cacciatore, 5172 Upper Mountain Road, Lockport 14094, for a one-lot minor subdivision, dimensions, 125' by 200'. Unanimously approved, motion carried.

REPORTS:

Chairman:

1. Board members may see the new apartments at NCCC facility on Saunders Settlement Road on week days between the hours of 8:00 A.M. and 4:00 P.M.
Mr. Burch said there are two apartments finished as of this date.
A date and time will be set to look at the apartments..
2. Mr. Amacher attended meeting on “Niagara Communities Comprehensive Plan” on March 26th and gave a report. He said they broke up into groups and he was in the Town of Lockport and Pendleton group. The topic was “Land Use and Environment”
A public hearing is scheduled for 7:00 P.M. on Wednesday, April 23rd in the cafeteria at NCCC.
3. “An Introduction to Green Buildings” presented by representatives from Wendel Duchscherer to be held on April 24th 12:30 P.M. in the Fine Arts Theater.
4. The regular Planning Board meeting for May will be held on the 19th at 7:00 P.M.

Building Inspectors:

1. Receiving calls pertaining to information in “Newsletter”.
2. Willow Creek subdivision – Ryan Homes will be the builder, same type of home as proposed by Willow Creek. No house plans have been approved as of this meeting. They will use the same guide lines.

Attorney – nothing to report this evening.

Board members:

1. Mr. Hurtgam concerned about Luff property on North Ridge Road.
Mr. Burch said he had written letters to the new owner and requested schedule of what is proposed for this property. He said he has received no answers to his letters as of this meeting.

A motion was made by Mr. Hurtgam to adjourn at 8:31 P.M.

Planning Board

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Respectfully submitted,

Marjorie E. Meahl
Recording Secretary

Minutes approved: _____