

April 20, 2009

The regular monthly meeting of the PLANNING BOARD of the TOWN of CAMBRIA was called to order by William Amacher, Chairman at 8:05 P.M. He welcomed everyone to the April meeting followed by the Pledge to the Flag.

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

A motion was made by Mr. Willett and seconded by Mr. Mawhiney to approve minutes of Special meeting and minutes of Regular meeting of March 16, 2009, as presented. Unanimously approved, motion carried.

**2007-05** Site Plan Review:  
David Kubiniec, 4268 Upper Mountain Road, Sanborn, N.Y. 14132  
Business use – shop/yard for plumbing business at 4049 Saunders Settlement Road,  
Sanborn 14132

In 2007 Mr. Kubiniec said he would like a yard and shop area for a plumbing business and planned to erect a pole barn for storage of his equipment. There would be no sales on premises, personal use only. As for outdoor storage, Mr. Kubiniec said he would have a couple of loads of stone and some pipe. Business site plan was approved for a period of one (1) year, subject to review by the Planning Board.

In 2008 Mr. Kubiniec was present and said the building had not been completed and hoped to be able to use it by the end of May 2008. There was some material stored on site which was in conjunction with new building. At that meeting the business site plan was approved for one more year subject to review by the Planning Board.

At tonight's meeting Mr. Kubiniec said he is still getting things finished and is now using the building and property for his business. He said the storage area for the stone has not been established. He proposes to use two 500-gallon fuel tanks, one for off-road use and one for on-road use, which will be located next to the building.

Regarding fence, Mr. Kubiniec said in 2008 he was planning to take down existing fence and erect a new fenced area at the rear of the property. Tonight he mentioned fenced area along the front which has not been done and added fuel tanks. He said the fencing should go in this Summer.

There is an old vehicle on the east line of the property and also a frame which is used for parts. The van is not currently in use. He said he didn't know if he would repair it or put it up for sale. If not repairable, will sell it.

He was reminded that per conditions granted in 2007, only outside storage of stone and other material permitted in limited and defined area no closer than ten feet from lot lines and no closer to the

road than rear of proposed building within proposed fenced area. Stone and other building materials can be stored outside and nothing else. No vehicles and stock cars can be parked outside.

Mr. Kubiniec said business is very slow right now, is operating only from this facility. He said he hopes to get the area cleaned up within the next couple of months. He agreed to remove the vehicle and the frame by June 1, 2009 and hopes to have the property cleaned up, frontage with more grass planted, have fence across the front as soon as possible and also re-stabilize the driveway. He said he does not have the power to the building as of this date.

Old vehicles and parts for vehicles are not permitted on the property.

The board wishes Mr. Kubiniec to return next year and hope everything will be in order.

A motion was made by Mr. Willett and seconded by Mr. Hurtgam that Mr. Kubiniec return in one (1) year and update on his progress. Unanimously approved, motion carried.

**2009-02 Modern Recycling/Cambria Asphalt Products, Inc.**

The only addition to the plans is the “Proposed Sign Placement”.

Mr. Burch said there is some equipment and some stone on the premises at 5204 Lockport Junction Road

**REPORTS:**

Mr. Phillips, representative on the Niagara Communities Comprehensive Plan committee, gave everyone a copy of the latest e-mail with a brief update on the planning process. He said there will be a Public Hearing at Starpoint High School Lecture Hall, 7:00 pm to 9:00 pm on April 23, 2009.

Chairman -

Training for Local Boards – Tuesday, May 19, 2009 at Niagara County Community College 5:30 to 9:30 p.m.

Village of Lancaster Historic Preservation Commission presents “ Preservation Night at the Opera House”, Thursday, April 23, 2009 - 6:00 pm to 9:00 pm

Building Inspectors – received call about windmills

Attorney – nothing this evening

Chairman – Special meeting on April 27<sup>th</sup>, approximately 8:30 pm  
Re: Modern Recycling/Cambria Asphalt Products, Inc.  
Next Regular meeting – May 18<sup>th</sup> at 7:00 pm

Meeting adjourned at 8:25 pm

Respectfully submitted,

Marjorie E. Meahl, Rec. Secy.

Minutes approved: \_\_\_\_\_