

July 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, followed by the Pledge to the Flag.

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

A motion was made by Mr. Hurtgam and seconded by Mr. Buzzeo to approve minutes of meetings of June 9, June 16 and July 7, 2008 as presented. Unanimously approved, motion carried

**08-09 JAMES and MARIAN POWLEY**, 4950 Upper Mountain Road, Lockport, N.Y. 14094, along with Clarence Burkwit, P.E., were present at this meeting.

The following have been submitted: Application for Subdivision Review, Short Environmental Assessment Form, Agricultural Data Statement, Request for Minor Subdivision Approval, Sketch Plan Submittal Checklist (3 pages) and Preliminary Plat Submittal Checklist (4 pages).

Mr. Burkwit said he is representing Mr. and Mrs. Powley. They wish to divide their property, approximately 110 acres, into seven (7) lots, six (6) for their children and they live on Lot No. 5 and have been there for over fifty (50) years. They are adding approximately 56 feet to the width of their lot and adding to the depth as well, which will go back even with the other six parcels. He said there are no homes being built on the six lots at this time. Lots will each be over five (5) acres.

This constitutes a major subdivision which requires an engineer and there are requirements in a major subdivision that are not in a minor subdivision. They could divide off four (4) lots this year under minor subdivision and the other three (3) within five (5) years.

Counsel said he has done some legal work for Mr. and Mrs. Powley in the past and the property is already in the children's names. The additional property for Mr. and Mrs. Powley is to be added to their existing deed.

Mr. Klavoon of Wendel-Duchscherer Eng. will be contacted on the Powley proposal.

Counsel said the board could act on the Preliminary sketch plan this evening, as submitted, and then do the public hearing at the August meeting.

Mrs. Powley asked how long would it take if acted on the four lots now and do the balance later? Answer was the balance of (3) lots could be done within five (5) years.

With major subdivision, there are two steps: sketch plan review and site plan review. Main parcel is Lot No. 5 with Mr. and Mrs. Powley's home on plus six (6) lots.

Mrs. Powley said they wish to divide the whole property at one time.

There is a drainage ditch on the property and the Town Highway department requests a 50' easement, 25' on each side for cleaning.

On lot No. 2 there is a steel barn 40' by 40'.

Board members had no concerns on this proposal.

A motion was made by Mr. Buzzeo and seconded by Mr. Mawhiney to **approve** Preliminary sketch plan as presented by Mr. and Mrs. James Powley with conditions:

1. An easement is to be given to the Town of Cambria for cleaning the ditch and would like an up to date map showing the 50' easement on.
2. Show the existing home of James and Marian Powley on the map.

Unanimously approved, motion carried.

#### New Business:

Karl and Mary Brenzel have purchased property on the south side of Thrall Road, formerly part of Blackman farm, and wish to build a home which will be in line with the existing homes in the immediate vicinity. The property is 165' in width and 524' in depth, two (2) acres. They plan to begin construction in the Spring of 2009, put in the driveway this year to allow time for it to settle by Spring. The home proposed will be approximately 2200 square feet and will be located in the Escarpment District.

Building Inspector said any home built in the Escarpment District must have site plan approval by the Planning Board.

Home will be approximately 300' back from the road and there will be a two-car detached garage 720 square feet.

No perc test has been done per Mr. Brenzel. Also, a topographic plan will be submitted. He said initially the driveway will be stone, utilities will be underground with a 2 inch water line. Mr. Brenzel said they will have a site plan for the August meeting.

Mr. Buzzeo asked Mr. Brenzel which side the driveway will be on and he said it will be on the east side of their home.

#### REPORTS:

Chairman – Bicentennial festivities this coming weekend.

Mr. Mawhiney was asked to come to next month's meeting August 18<sup>th</sup> at 8:00 P.M.

Building Inspectors – nothing to report this evening

Attorney – nothing to report

Board members – nothing to report.

A motion was made by Mr. Buzzeo to adjourn at 8:40 P.M.

Respectfully submitted,

Marjorie E. Meahl, Rec. Secy.

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