

June 15, 2009

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 meeting followed by the Pledge to the Flag.

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

A motion was made by Mr. Phillips and seconded by Mr. Willett to approve the minutes of the following meetings: Special meeting and Regular meeting of April 20, 2009, Public meeting on April 27, 2009 and Regular meeting of May 18, 2009. Unanimously approved, motion carried.

**(09-02) (05-29-09) HAROLD D. CAMPBELL and B. JILL BEBEE**, 5177 Lower Mountain Road, Lockport, N.Y. 14094, for a two (2) lot subdivision for said premises located near the northwest corner of the intersection of Lower Mountain Road and Townline road. The lots have area dimensions of 5 acres and 63 acres respectively.

The following has been submitted: Application for Subdivision Review, Request for Minor Subdivision Approval, Short Environmental Assessment Form, Agricultural Data Statement, copy of Survey maps, Parcels No. 1 and 3 respectively, and town map showing Parcels 1, 2, and 3.

Jill Bebee was present at this meeting and said they own approximately 77 acres on Lower Mountain Road and are selling 5 acres including residence (Parcel No. 1); and 63 acres (Parcel No. 3) of farm land to new owner, Craig Miller. Eight (8) acres, (Parcel No. 2) fronting on Townline Road, to be conveyed to Jamie Campbell and Eric Lemley.

Public Hearing open:

Beth Mitchell, 5153 Lower Mountain Road, Lockport 14094, asked if the house and 5 acres and the 63 acres are being purchased by the same person?

The answer was "yes".

Thomas Warczak, 5124 Shunpike Road, Lockport 14094, asked if the 63 acres butts up to the woods and answer was "yes", does butt up to the woods and are on Shunpike Road at the end of the Campbell property. Parcel No. 3 goes along Townline Road all the way to Shunpike Road.

Public Hearing closed.

Craig Miller is buying Parcel No. 1 (5 acres including house) and buying Parcel No. 3 (63 acres) and Jamie Campbell and Eric Lemley are purchasing Parcel No. 2 (consisting of 8 acres). Jill Bebee said at present the land is rented out to Paul Suita for farming purposes.

Building Inspector said there are two new parcels being created, therefore, a recreational fee will be required for each new parcel.

Concerns of board members:

Mr. Phillips was concerned about access to the parcels and it was said there is no problem.

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

A motion was made by Mr. Buzzeo and seconded by Mr. Hurtgam to **approve** two (2) lot subdivision for premises located near the northwest corner of the intersection of Lower Mountain Road and Townline Road. The lots have area dimensions of five (5) acres including residence, (Parcel No. 1) and sixty-three (63) acres (Parcel No. 3), respectively. Also, to be added to the motion, the recreation fee is to be paid on each parcel. Mr. Buzzeo and Mr. Hurtgam agreed to the addition. Two separate tax deeds are requested. Unanimously approved, motion carried.

#### **PUBLIC MEETING:**

**(09-03) (05-26-09) ROBERT E. HOOVER and JUDY A. HOOVER**, 6006 Hoover Road, Sanborn 14132 (incorrect address shown on application) have submitted the following: Application for Subdivision Review, Request for Minor Subdivision Approval, Short Environmental Assessment Form, Agricultural Data Statement, copy of portion of town map highlighting subject parcel, 117 ‘ in depth and 150’ in width.

Mr. Hoover, present at this meeting, said they would like to sell to Kevin M. Haseley, who currently owns property at 3381 Raymond Road, a parcel 117’ in depth and 150’ in width, to the rear of 3381 Raymond Road so as to make Mr. Haseley’s property the same depth as the Sahr property next west of him at 3371 Raymond Road, Sanborn 14132. Subject parcel is next to a 66’ proposed right-of-way. The land is farmed and no plans to sell any property, continue farming.

Counsel said no County action is required on subdivisions.

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

A motion was made by Mr. Buzzeo and seconded by Mr. Willett to **waive** Public Hearing on application for minor subdivision for Mr. and Mrs. Hoover. Unanimously approved, motion carried.

A motion was made by Mr. Willett and seconded by Mr. Hurtgam to **waive** Recreation fee on application of Mr. and Mrs. Hoover. Unanimously approved, motion carried.

A motion was made by Mr. Hurtgam and seconded by Mr. Buzzeo to **approve** application of Robert and Judy Hoover to sell a parcel with 117’ of depth and 150’ of width to Kevin M. Haseley to make his property, Mr. Haseley’s at 3381 Raymond Road, the same depth as the Sahr property at 3371 Raymond Road with condition this subject property be included on one deed. Unanimously approved, motion carried.

Thomas G. Carter was present on behalf of the estate of his father, Thomas Carter. He said there is a 66' proposed right-of-way off of Carter Drive that Mr. Austin, 4785 Carter Drive, neighbor, is interested in purchasing and would like to extend his lawn. No building could be put on this parcel. This 66' could be combined with Mr. Austin's property and included in one deed. At present this 66' is a field with brush and bushes growing on.

Mr. Carter also said there is a 117' parcel reserved for a right-of-way on the other side of Carter Drive.

The board discussed the issue.

Mr. Phillips, representative of Niagara County Comprehensive Plan committee, said nothing is happening at present. Corrections previously discussed were made. No new documents handed out.

REPORTS:

Training meetings:	June 16 <sup>th</sup> at Orchard Park Country Club	4:00 p.m. to 8:20 p.m.
	June 27 <sup>th</sup> at NCCC Campus	9:00 a.m. to 1.20 p.m.
	Aug. 7 <sup>th</sup> at Erie Community College	8:00 a.m. to 3:45 p.m.

Building Inspectors: Mr. Lane said regarding cleaning up of greenhouse on North Ridge Road, nothing done yet.

Attorney: nothing to report this evening.

Board members: nothing to report

Next meeting July 20<sup>th</sup> at 8:00 p.m.

A motion was made by Mr. Hurtgam to adjourn at 8:45 p.m.

Respectfully submitted,

Marjorie E. Meahl, Rec. Secy.

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