

March 17, 2008

The regular monthly meeting of the PLANNING BOARD of the TOWN of CAMBRIA was called to order at 7:00 P.M. by William Amacher, Chairman. He welcomed everyone to the March 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. Hurtgam to approve minutes of meeting of February 25, 2008 as presented. Unanimously approved, motion carried.

(08-04) DEC PROPERTY MANAGEMENT, 4063 Union Road, Cheektowaga , N.Y. 14225
Property location – south side of Human Road, Sanborn 14132

The following have been submitted: Application for Subdivision Review, Request for Minor Subdivision Approval, Short Environmental Assessment Form, form listing owner, developer and surveyor and copy of survey map with grading plan.

Mr. Edward Miller was present on behalf of DEC Property Management and stated they would like to split parcel, which is from the Norman Human farm, approximately three (3) acres, into three (3) building lots. This application is to request subdividing of the lot on the east side, dimensions approximately 125' in width by approximately 376' in depth on one side and approximately 457' in depth on the other side.

He said the home being built on this lot would be a Barden home approximately 1600 square feet.

Building Inspector said there appears to be no drainage problems on this lot.

Mr. Miller said someone has shown an interest but no definite buyer as of this meeting. There are "For Sale" signs on this property.

Mr. Miller was asked about the time frame on this home and he said there is no time frame as of this date. Septic system will be a sand filter system and will be installed at the rear of the property.

Counsel asked if there would be a separate survey for each of the three lots to be filed with the town?

Applicant said "yes" there will be separate surveys.

Board members had no concerns on this proposal.

Mr. Miller said the future home will be 1600 – 1650 square feet, ranch type home, 36" wide doors, one floor, laundry facility on the first floor and New York State energy certified. There will be a two car attached garage, wheelchair accessible, three bedrooms and a basement, cater to senior citizens. There will be drain tile around the house, handicap accessible bathroom and shower and will not be government

subsidized. After this home is sold, plan to build on the lot next to it. Home will be advertised as a single family ranch style home.

Chairman asked about septic system and the distance from the stream?

Mr. Miller said there is county water on this road, septic system will be about 100 feet from the road. The lot will be rough graded with no actual landscaping. The home owner will take care of the landscaping.

It was mentioned that a turnaround is required.

Mr. Phillips asked about the other two lots on this parcel, westerly lot will be short on depth on the west side.

Building Inspector said they will meet the minimum setback on property lines.

A motion was made by Mr. Willett and seconded by Mr. Hurtgam to waive public hearing on application of DEC Property Management for a one lot minor subdivision on the easterly lot on the south side of Human Road. Unanimously approved, motion carried.

A motion was made by Mr. Phillips and seconded by Mr. Willett to declare **negative declaration under SEQR** on application of DEC Property Management for a one-lot minor subdivision. Unanimously approved, motion carried.

A motion was made by Mr. Phillips and seconded by Mr. Willett to **approve** application of DEC Property Management for a one-lot minor subdivision, application for the eastern most lot, dimensions 125.02' in width by 457.01' in depth on the eastern side of the lot and 376.11' on the western side of subject lot. Applicant is to furnish copy of survey of subject lot to the town. Unanimously approved, motion carried. Applicant advised he must get a building permit.

08-05 PATRICIA GLOVER

Secretary read Notice of Public Hearing as it appeared in the Lockport Union Sun and Journal to consider preliminary plot approval of the application of Patricia Glover, 4251 North Ridge Road, Lockport N.Y. 14094, for a subdivision for one lot from premises located on the north side of 4251 North Ridge Road, being the northerly portion of said premises containing width of approximately 529 feet and depth of approximately 1594 feet, the north boundary thereof bordering on the south boundary of the Town of Wilson, with the proposed lot to be subdivided not containing frontage on any public right-of-way.

Patricia Glover and David Erway were present at this meeting.

The following have been submitted: Application for Subdivision Review, Request for Minor Subdivision Approval, Short Environmental Assessment Form, Agricultural Data Statement and copy of portion of town map highlighting subject parcel.

Public Hearing open: there were no comments on this application from members of the public.
Public Hearing closed

Counsel said subject property is not on a dedicated road. Application was sent to the County Planning Board and they had no objection to this proposal.

Mr. Erway said he is buying from Mrs. Glover approximately 529' in width by approximately 1320 feet in depth on the west side and about 1594 feet in depth on the east side which will be on the northerly portion of Mrs. Glover's farm.

Mr. Erway's property, which fronts on Willow Road, and the parcel he is purchasing from Mrs. Glover must be joined on to one deed.

Mr. Erway said the parcel he is buying is a sandy type soil and wishes to plant trees on a portion of it and the other part will be for wild life.

Mr. Phillips asked if any of this property he is purchasing will be used for pasture for horses and he said "no".

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

Counsel recommended subdivided parcel is to be combined with Mr. Erway's existing property fronting on Willow Road. No construction involved or Health Department approval required. This application was for preliminary approval but per Counsel, final approval may be granted this evening. No further paper work necessary.

A motion was made by Mr. Buzzeo and seconded by Mr. Hurtgam to **grant** final approval to Patricia Glover to subdivide parcel located on the north side of 4251 North Ridge Road. The dimensions of the subdivided parcel are 529.32 feet in width by 1320 feet in depth on the west side and 1594.86 feet in depth on the east side. Subdivided parcel is to be combined with parcel fronting on Willow Road owned by David Erway on to one deed. Unanimously approved, motion carried.

REPORTS:

Mr. Phillips, representative of the Town of Cambria, on the "Niagara Communities Comprehensive Plan" gave a report from the February 27th meeting. He said the meetings will be held at N.C.C.C. every other month beginning with February and a public hearing scheduled for October meeting. There perhaps will be more public hearings for this process. He said they have Planning Goals and Objectives but do not want to interfere with land use within the townships. They have outlines of Preliminary Plans/GEIS Outline.

He said there are five core plan topics/elements and will be addressed throughout the Plan in terms of planning goals with objectives, etc. as follows:

1. Land use and environment
2. Economic development
3. County services and facilities
4. Educational Institutions
5. Public health and safety

Mr. Phillips asked if anyone has any objectives or input, please let him know.

Our Comprehensive Plan is on the Web site and Wendell Engineering is updating the map and requests community provide information to consultants.

Land Use and Environment is the topic for the April meeting

Mr. Buzzeo asked if there are inconsistencies in the counties, who takes precedent? There could be a conflict.

It was said some towns do not have a Comprehensive Plan.

Mr. Phillips said the county will not get into that issue.

Comprehensive Plan is used as a guide but is not a law. County does not have zoning authority.

There is a copy of information pertaining to the Niagara Communities Comprehensive Plan on file.

Building Inspector – nothing to report this evening.
Attorney - “ “ “ “ “

Board members –

Mr. Phillips asked about Luff property on North Ridge Road?

Building Inspector said there is no further information. Said he had told the owner of the property that the town needs a plan of what he is proposing to do to clean up.

Next meeting will be April 21st at 8:00 P.M.

A motion was made by Mr. Buzzeo to adjourn at 7:40 P.M.

Respectfully submitted,

Marjorie E. Meahl, Rec. Secy.

Minutes approved: _____