

September 21, 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, followed by the Pledge to the Flag.

Members present: William Amacher, Chairman
Gerardo Buzzeo, Jeffrey Hurtgam, John Phillips
Douglas Mawhiney, alternate
Member absent: Thomas Willett
Also present: 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 August 17, 2009 as presented. Unanimously approved, motion carried.

09-04 (8-20-09) JASON DUMAIS, 4265 Budd Road, Lockport, N.Y. 14094

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

Mrs. Dumais was present at this meeting and said they are selling one-half (1/2) of their property located on the west side of Shawnee Road between Upper Mountain Road and Lower Mountain Road, dimensions 300 feet wide by approximately 1201 feet in depth, on the north side to Roger Warren, adjacent neighbor at 4969 Shawnee Road. Mr. Warren will add this parcel to his existing property and put on to one deed.

Dep. Building Inspector said he has no problems with this application.
Board members had no concerns.
Attorney had no concerns.

A motion was made by Mr. Mawhiney and seconded by Mr. Hurtgam to **waive** public hearing on application of Jason Dumais for a minor subdivision on Shawnee Road. Unanimously approved, motion carried.

A motion was made by Mr. Buzzeo and seconded by Mr. Mawhiney to **waive** Recreation fee based on the fact subject parcel, 300 feet wide by 1201 feet in depth, is to be added to the property to the north, owner, Roger Warren, and not creating a separate lot, and will be added to Mr. Warren's existing deed. Unanimously approved, motion carried.

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

A motion was made by Mr. Buzzeo and seconded by Mr. Phillips to conditionally **approve** application of Jason Dumais for a minor subdivision on property on the west side of Shawnee Road between Upper Mountain Road and Lower Mountain Road, provided subject parcel, 300 feet in width by approximately 1201 feet in depth, is added on to purchaser, Roger Warren's existing property, and combined on to his existing deed. Mr. Warren's property is north of Dumais property. Unanimously approved, motion carried.

Outdoor Furnaces – discussion

Counsel prepared a Memorandum dated September 21, 2009 and distributed to board members.

Re: Possible Regulations Regarding Wood burning furnaces

Some issues discussed this evening were:

01. Minimum setback – 150 feet from the nearest dwelling
02. Should not be permitted in heavily populated areas and subdivisions
03. Type of material that can be burned
04. Operator of furnaces to comply with manufacturer's requirements
05. Size of chimney
06. Need a permit from the Town of Cambria
07. If grandfathered, need to get specifics, try to conform to regulations.
08. Clean wood, seasoned or not seasoned
09. Blower on chimney to blow smoke up
10. Height of smoke stack

A motion was made by Mr. Buzzeo and seconded by Mr. Mawhiney to direct Attorney to prepare a draft of proposed regulations for the board's review. Unanimously approved, motion carried.

REPORTS:

Chairman –

1. Niagara County Community College dormitories are full and have a waiting list. May wish to put up a second building.
2. Town Board approved Local Law No. 1 of the year 2009 – Regulations on Wind Energy Systems with exception – setback changed from 1,000 feet to 750 feet in Escarpment.
3. United Way Campaign material received from Heather
4. WNY Economic & Land Development Forum Thursday, October 8, 2009 – 8:30 AM to 11:30 AM

Mr. Buzzeo – Need a light at intersection – entrance to Niagara County Community College

Deputy Building Inspector –

1. Former greenhouse/nursery (Luff's) on North Ridge Road has been sold.
2. Property on Route 31 and Campbell Boulevard (Thaxton House) has been sold.
3. Twin Oaks, Ridge Road – property sold and is being cleaned up.
4. Haring property, Rt. 93 and 104 – nothing further as of this date, making changes on application for storage buildings.
5. Home of Paul D. Colburn, 5183 Townline Road, Pekin (Rt. 429) hole in roof
6. House across from Cloy's on Ridge Road, foreclosed – doors and windows open.

7. Mike Stalker – home on Cambria Lockport Townline Road, cleaning up inside of the residence There were many cats residing in this home.

Next meeting October 19th at 8:00 PM

A motion was made by Mr. Mawhiney to adjourn at 8:45 PM

Respectfully submitted,

Marjorie E. Meahl, Rec. Secy.

Minutes approved: _____