

Approved
March 20, 2017

**Town of Cambria
Planning Board Meeting
February 27, 2017**

The regular monthly meeting of the Planning Board of the Town of Cambria was called to order by John W. Phillips, Acting Chairman at 6:03 PM. Everyone was welcomed to the meeting, followed by the Pledge to the Flag.

Members Present: John W. Phillips, Acting Chairman
Roger Schreader, Sr.
Gerald E. Kroening
Garret Meal

Members Absent: William J. Amacher
Douglas Mawhiney

Also Present: James McCann, Building Inspector
Gary Billingsley, Attorney

A motion was made by Mr. Kroening and seconded by Mr. Schreader to approve the minutes of the January meeting as presented. Unanimously approved, motion carried.

**New Business
Subdivisions**

**PSBD-2017-001 Robert Blackman
4472 Thrall Rd, Lockport, NY 14094
Concerning -SBL# 107.00-1-3.4
Vacant land on Blackman Rd-1 Lot- 1,647' x 1,764'**

Mr. Blackman was present and the meeting and stated that he would like to create a 1,647' x 1,764' lot from the 66.4 acres that he owns on Blackman Road. The remaining property and the fruit stand are held in a family trust. The separate lot will remain in he and his wife's name. This will be done for estate planning purposes not development. A motion was made by Mr. Kroening and seconded by Mr. Meal to waive the public hearing for this one lot minor sub-division, all in favor, motion carried.

A motion was made by Mr. Schreader and seconded by Mr. Meal to declare a negative declaration under SEQR, all in favor, motion carried.

A motion was made by Mr. Schreader and seconded by Mr. Kroening to grant this one lot minor sub-division to Mr. Blackman sub dividing a 1,647' x 1,764' lot from a 66.4 acre parcel, all in favor, motion carried.

01PSBD-2017-002 Joseph Critelli

4958 Blackman Rd, Lockport, NY 14094

Concerning- SBL# 92.00-1-80.11

Vacant Land on Green Rd-1 Lot- 150' x 475'

Mr. Critelli was present at the meeting and stated that he would like to create a 150' by 483.31' lot out of the 3.4 acre parcel that he owns on Green Road. The newly created lot would be located between the residence owned by Tricia Barone on the south side and his remaining vacant lot on the other side.

A motion was made by Mr. Kroening and seconded by Mr. Schreader to waive the public hearing for this one lot minor sub division, all in favor, motion carried.

A motion was made by Mr. Meal and seconded by Mr. Schreader to declare a negative declaration under SEQR, all in favor, motion carried.

A motion was made by Mr. Kroening and seconded by Mr. Meal to approve this one lot minor sub division for Mr. Critelli, all in favor, motion carried.

Old Business

PSBD-2016-012 Martin J. Maloney

1096 West Erie Street, Irving, NY 14081

Concerning-SBL# 92.00-1-35.41

Vacant Land on Cambria Wilson Road-13.90 Acres

One lot minor Subdivision

Mr. Maloney was not present at tonight's meeting, but communicated with the board via phone. Mr. Maloney would like to move forward with the one lot minor sub-division. He plans to sell a 1.4 acre parcel to his neighbor. Mr. Maloney owns roughly 13.90 acres on Cambria-Wilson Road. There are no drainage issues on this property. There is an issue with a 25' right of way on this property used by farmers to access this land. A right of way for a reserved paper road would also be required. Mr. Maloney asked if the board would approve a 25' right of way to access the property. The board felt a 25' right of way would not be acceptable. The board further stated that the 66' right of way should be located toward the center of the lots owned by Mr. Maloney. The Chairman would like Mr. Maloney to provide a detailed drawing of proposed layout. Mr. Maloney will need to communicate with Mr. McCann to let him know if he will have this plan ready to present at next month's meeting.

A motion was made by Mr. Schreader and seconded by Mr. Kroening to table this one lot minor sub-division, all in favor, motion carried.

Planning Board

Continued

Old Business

Site Plan

Laura Hoffman-Thomas Gworek

ZBAV-2016-010

3453 Upper Mountain Road, Sanborn, NY 14132

SBL# 105.00-1-32-122

Ms. Huffman and Mr. Gworek were not present at the meeting but had asked that their request for an area variance be withdrawn.

A motion was made by Mr. Schreder and seconded by Mr. Meal to withdraw the application for an area variance, all in favor, motion carried.

Reports:

Chairman- Mr. Phillips stated that the Town Board held a meeting to discuss solar arrays in the Town of Cambria.

Building Inspector- Mr. McCann informed the board that Mr. Teeto will be seeking permission to construct a new building at his storage facility located at 3502 Saunders Settlement Road. This building will be separate from the existing building and a lower height. The board will further consider this proposal when it is presented but does not see any issues, providing all requirements are met and it is located an acceptable distance from the railroad tracks.

Attorney- Nothing at this time.

Board Members-

A motion was made by Mr. Schreder and seconded by Mr. Meal to adjourn the meeting at 6:50PM.

The next meeting of the Planning Board will take place Monday, March 20, 2017 at 7:00PM.

Respectfully Submitted by

Melinda Olick

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