

**Town of Cambria
Planning Board Meeting
November 20, 2017**

The regular monthly meeting of the Planning Board of the Town of Cambria was called to order by William J. Amacher, Chairman at 7:00 PM. Everyone was welcomed to the meeting, followed by the Pledge to the Flag.

Members Present: William J. Amacher, Chairman
Roger Schreader, Sr.
Douglas Mawhiney
Garret Meal

Members Absent: Gerald E. Kroening

Also Present: Matt Foe, Councilman, Town Board Liaison
Gary Billingsley, Attorney
Peter Smith, Chairman, Zoning Board of Appeals
Alan Johnson, Vice Chairman, Zoning Board of Appeals

A motion was made by Mr. Meal and seconded by Mr. Schreader to approve the minutes of the October Meeting as presented, unanimously approved, motion carried.

The public hearing notice was read as it appeared in the town newspaper.

New Business

PSBD-2017-010 Richard and Laura Manning
Subdivision 3822 Lower Mountain Road, Lockport, NY 14094
SBL# 106.00-1-12.1
One Lot Minor Subdivision

Public Hearing Notice

Minor subdivision for one Lot from premises located on the south side of Lower Mountain Road, commonly known as 3822 Lower Mountain Road. The purpose of the request is to subdivide said parcel into two (2) lots, the subdivided parcel including the residence thereon to contain dimensions of 150 feet by 300 feet.

Public Hearing Open

No Comment

Public Hearing Closed

Manning-Subdivision continued

Jim and Tammy Manning were present at the meeting representing Richard S. Manning. Mr. Manning would like to subdivide this property to create a 150' x 300' lot which would include the existing residence. The remaining property of the 32.70 acres will be merged with property (SBL# 106.00-1-55.12) that is already owned by Mr. Manning. The proposed newly created merged lot would be accessible from 106.00-1-55.12. The existing driveway would be retained by the existing residence.

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

A motion was made by Mr. Meal and seconded by Mr. Schreader to approve this application for a one lot minor subdivision, providing the newly created lot is merged with 106.00-1-55.12, all in favor, motion carried.

Old Business

Nothing at this time.

Reports:

Chairman- New Solar Laws for the Town of Cambria were distributed to all Board members along with proposed 2018 meeting dates.

Building Inspector- Nothing to report at this time.

Attorney- Nothing to report at this time.

Board Members- Mr. Foe discussed the amendments to the town laws regarding solar power. He stated that ground mounted solar arrays will come before the Planning Board for site plan approval. The rules will remain the same for roof top solar arrays.

A motion was made by Mr. Meal and seconded by Mr. Mawhiney to adjourn the meeting at 7:20PM.

The next meeting of the Planning Board will take place Monday, December 18, 2017 at 6:00PM.

Respectfully Submitted by
Melinda Olick

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