

**Town of Cambria
Planning Board Meeting
September 18, 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.
Gerald E. Kroening
Douglas Mawhiney
Garret Meal

Members Absent: All Members Present

Also Present: Matt Foe, Councilman, Town Board Liaison
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 August Meeting as presented, unanimously approved, motion carried.

New Business

PSBD2017-009 John Ohol
Subdivision 4321 Saunders Settlement Rd Sanborn, NY 14132
Regarding-121.00-2-26
Vacant land-5274 Lockport-Junction Rd
1-Lot Minor Sub-division

Mr. Ohol was present at the meeting and would like to sub-divide a 7.3 acres lot from his 28.20 acre parcel located on Lockport-Junction Road. The proposed newly created lot will be odd shaped with 447' of frontage on Lockport-Junction Road, 1079' along the south lot line that is parallel with Saunders Settlement Road, 148' on the back lot line and 1105' on the north side. The Board expressed some concern about the shape of the lot. Mr. Ohol explained that the lot lines will follow existing drainage ditches which he will retain ownership to facilitate upkeep of current drainage. Mr. McCann had no issues with this one lot minor sub-division.

Mr. Ohol explained that he has some parties interested in purchasing the proposed lot. The Board reminded Mr. Ohol that site plan approval is needed when and if the newly created proposed lot is sold.

Subdivision- John Ohol continued

A motion was made by Mr. Mawhiney and seconded by Mr. Kroening to waive the public hearing, all in favor, motion carried.

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. Schreader and seconded by Mr. Mawhiney to approve this one lot minor sub-division for Mr. Ohol, all in favor, motion carried.

PSBD2017-009 John and Eileen Chatley
Site Plan 3659 Upper Mountain Rd Sanborn, NY14132
SBL#105.00-2-33.2

Mr. and Mrs. Chatley were present at the meeting and are seeking Site Plan approval to construct a 30' x 40' 1,200sq ft., pole barn on their Escarpment District Property. The proposed building will use standard pole barn construction. The building will be slate gray with darker gray on the bottom with a blue roof. They plan to put the same color roof on the existing house. The proposed building will have a lean to, gravel floor, electric and water. In the future they may add a concrete floor and heat to an area. Mr. McCann stated there are no issues with the grade at this site and the proposed building site is roughly 80' from the actual Escarpment ledge. Mr. Billingsley stated that because the proposed site is far enough away from the actual Escarpment district no Geotechnical Report is needed. According to Mr. McCann the site in question is located 80' off the north end of the Escarpment District.

A motion was made by Mr. Kroening and seconded by Mr. Mawhiney to approve this Site Plan without the Geotechnical Report and noting that this is only a Site Plan approval the proposed building will still need to obtain a Variance from the Zoning Board , all in favor, motion carried.

Old Business
PSBD2017-007 Mr. and Mrs. Prohaska
Business 4890 Saunders Settlement Rd Lockport, NY 14094
Site Plan Regarding-SBL#121.00-2-46.211
Vacant Land on Campbell Blvd

Mr. and Mrs. Prohaska were present at the meeting and stated they are seeking Business Site Plan approval to construct a 1,500sq ft. Garage to be used for the storage of equipment used for their lawn and snow removal business. They would still like to have the Oh Sugar

Old Business**Mr. and Mrs. Prohaska continued**

Ice Cream Shop in the front of the proposed building. The ice cream shop would be open during the summer months. Mr. Amacher pointed out that the site will need to have fill brought in to bring it up to grade, this can become costly. Neither Mr. McCann nor the Board Members had any issues with this Business Site plan; providing the proper procedures are followed. Mrs. Prohaska stated that she has been following the rules dictated by the Town of Cambria. She would appreciate this approval before she invests additional money into a project that is not going to be approved.

Preliminary Site Plan approval has already been recommended by the Niagara County Planning Board.

A motion was made by Mr. Mawhiney and seconded by Mr. Kroening to approve this pending Business Site Plan providing elevation, drainage and other issues are addressed for use as an ice cream shop and storage building, all in favor, motion carried.

Reports:

Chairman- Mr. Amacher presented the Board with a copy of the Resolution adopted by the Town of Cambria Town Board. The letter stated that at the regular meeting of the Cambria Town Board held on September 14, 2017, it was resolved to accept the recommendation from the Planning Board and approve the site plan submitted by Gary DiLaura. It is stated as follows:

BE IT RESOLVED, that the Town of Cambria Town Board, upon unanimous recommendation of the Town of Cambria Planning Board dated August 24, 2017, hereby grant approval of the site Plan (PSP-2017-005) application of J. Gary DiLaura for lot 4 of premises commonly known as 3056 Saunders Settlement Road, Cambria situated on the Southside of said road to construct three(3) self-storage buildings as submitted with outside storage of RV's and storage, sale and rental of portable storage buildings permitted until such time as the three(3) self-storage buildings are constructed subject to the following conditions: that the proposed construction be completed by December 31, 2021 (4 years), with leave to applicant to apply to the Town Board to extend such time limit upon such time as the Town Board may deem appropriate under the circumstances then prevailing. Portable storage buildings shall not require Building Permits issues by the Town. No limits imposed on the number of portable storage or RV's to be stored on site.

**Reports:
Continued**

Building Inspector- Nothing to report at this time.

Attorney- Nothing to report at this time.

Board Members- Nothing to report at this time.

A motion was made by Mr. Schreader and seconded by Mr. Mawhineyl to adjourn the meeting at 7:42PM.

The next meeting of the Planning Board will take place Monday, October 16, 2017 at 7:00PM.

Respectfully Submitted by
Melinda Olick

