

August 15, 2016

The regular monthly meeting of the PLANNING BOARD of the TOWN of CAMBRIA was called to order by William Amacher, Chairman, at 7:00 P.M. He welcomed everyone to the August meeting followed by the Pledge to the Flag.

Members present: William Amacher, Chairman
John Phillips, Douglas Mawhiney, Roger Schreader
Garret Meal, Alternate

Member absent: Gerald Kroening

Also present: Michael Sieczkowski, Chairman of Zoning Board of Appeals
Matthew Foe, Chairman and liaison to the Town Board
James Mc Cann, Building Inspector
Gary Billingsley, Attorney
Melinda Olick, Assessor's Clerk

A motion was made by Mr. Schreader and seconded by Mr. Mawhiney to approve the minutes of meeting of July 18, 2016 as presented. Unanimously approved, motion carried.

SUBDIVISION:

P SBD 2016-007 **JOAN MAULIS, 5 Kathleen Court, Lewiston, N.Y. 14092**
(7-25-16) **One-lot Minor Subdiv. at 3251 Ridge Road, Ransomville 14131**
SBL 77.00-1-16

Miss Maulis, Executor of the Estate of Mildred H. Maulis, was unable to be present at this meeting and had asked Jeffrey Hurtgam to represent her at tonight's Planning Board meeting. A letter dated August 12, 2016 was submitted to the Planning Board by Mr. Hurtgam and signed by a Notary Public, copy in file and also on file with Town Clerk of the Town of Cambria.

The following has been submitted: Application for Subdivision Review for a one lot subdivision, Request for Minor Subdivision Approval, Short Environmental Assessment Form, Part 1 – Project Information consisting of 3 pages, Short Environmental Assessment Form Part 2 – Impact Assessment consisting of 2 pages, Agricultural Data Statement, copy of subject lot and copy of portion of Town tax map.

The dimensions of the lot are 235 feet by 372 feet which will include the house plus two (2) acres from the main parcel.

Per Building Inspector, there appears to be no drainage problems.

Board members had no concerns on this one-lot subdivision.

 **POSTED**
JW

A motion was made by Mr. Phillips and seconded by Mr. Schreder to waive Public Hearing on the application of Miss Maulis for a one-lot minor subdivision. Unanimously approved, motion carried.

A motion was made by Mr. Phillips and seconded by Mr. Mawhiney to declare **negative declaration under SEQR** on application of Miss Maulis for a one-lot subdivision. Unanimously approved, motion carried.

A motion was made by Mr. Schreder and seconded by Mr. Mawhiney to **approve** Application for Subdivision Approval for Joan Maulis, 1 Kathleen Court, Lewiston, N.Y. 14092, subject property, one-lot located at 3251 Ridge Road, Ransomville, N.Y. 14131. Unanimously approved, motion carried.

Secretary read Notice of Public Hearing as it appeared in the Lockport Union Sun and Journal to consider the following:

SUBDIVISION:

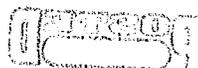
P SBD-2016-008 TERRY VOSBURGH, 3117 Lower Mountain Road, Sanborn, New York 14132, for a Minor subdivision for two (2) lots to be subdivided **(7-28-16)** **SBL 105.00-1-13.111** from premises located on the north side of Lower Mountain Road between 3133 Lower Mountain Road and 3163 Lower Mountain Road. The purpose of the request is to subdivide the said parcel into three (3) lots, each lot to contain approximately 147.5 feet in frontage and 200 feet in depth.

Mr. Vosburgh has submitted the following: Application for Subdivision Review, Request for Minor Subdivision Approval, Short Environmental Assessment Form Part 1 Project Information, consisting of 3 pages, Short Environmental Assessment Form, Part 2 Impact Assessment 2 pages, Agricultural Data Statement and Survey – no date.

Per application in 2006 for an Area Variance owners' names on this same property, 3117 Lower Mountain Road, were Terry and Carol Vosburgh / co-owner, Cliff Kendzia.

Public Hearing Open: no concerns from members of the public.
Public Hearing closed.

Chairman stated on a Variance granted in 2006 Cliff Kendzia's name was on the application as co-owner of the subject property and Mr. Vosburgh and Mr. Kendzia said that was correct and still co-ownership of this property at 3117 Lower Mountain Road, Sanborn, N.Y. 14132. Mr. Kendzia's present address is 9340 Niagara Falls Boulevard, Niagara Falls, N.Y. 14304.



It was asked about drainage which will be on the east side and Building Inspector said there appears to be no problem with drainage. Mr. McCann said he has looked at the subject property.

Mr. Vosburgh said he plans to build a home on that property and it will be the same type as existing homes in that area.

Counsel explained this is currently a single parcel that will have two (2) lots divided resulting in three (3) lots. Proposed middle lot and eastern most lot to be built on, dimensions of each lot to be 147.5 feet by 200 feet.

Mr. Vosburgh said he has kept up the lots meaning kept grass cut.

Board members had no comments.

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

A motion was made by Mr. Schreader and seconded by Mr. Phillips to **approve** application of Terry Vosburgh and Clifford Kendzia, co-owners, of property on the north side of Lower Mountain Road between 3133 and 3163 for two (2) lots to be subdivided from main parcel into three (3) lots, resulting in each lot to contain approximately 147.5 feet in frontage and 200 feet in depth. The western lot is what will be left from the main parcel Recreation fee to be paid at time of issuance of building permit. Unanimously approved, motion carried.

REPORTS:

Chairman - Fremont application to go to Zoning Board for Area Variance – short on frontage.

Building Inspector - Site Plan ?

Attorney - No report

Board members - No report

A motion was made by Mr. Meal and seconded by Mr. Phillips to adjourn at 7:35 P.M.

Respectfully submitted,

Marjorie E. Meahl
Marjorie E. Meahl, Rec. Secy

Minutes approved: _____

This is the last Regular meeting of Marjorie E. Meahl, Recording Secretary for the Planning Board, as she is Retiring as of September 1, 2016.