

**Town of Cambria
Planning Board Meeting
January 23, 2017**

The regular monthly meeting of the Planning Board of the Town of Cambria was called to order by William Amacher, Chairman at 6:02 PM. Everyone was welcomed to the meeting, followed by the Pledge to the Flag.

Members Present: William J. Amacher, Chairman
Roger Schreader, Sr.
John W. Phillips
Gerald E. Kroening

Members Absent: Garret Meal
Douglas Mawhiney

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. Phillips to approve the minutes of the December meeting as presented. Unanimously approved, motion carried.

A motion was made by Mr. Schreader and seconded by Mr. Kroening to appoint Mr. Phillips as Vice Chairman of the Planning Board, 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. It was determined at last month's meeting; Mr. Maloney has the Boards permission to communicate with the board through Mr. McCann. Mr. Maloney would like to move forward with the one lot minor sub-division. He plans to sell a 1.4 acre lot to his neighbor. Mr. Maloney owns roughly 13.90 acres on Cambria-Wilson Road. His property extends to the Cambria Fire Hall. He hopes to sell other property to Joe Townsend who plans to farm the land. There are no drainage issues on this property. There is an issue with a 25 foot right of way on this property used by farmers to access this land. A right of way must be at least 66 feet wide in the event it becomes a true road in the future. Mr. Maloney asked if the board would approve a 25 foot right of way to access the property.

Maloney- subdivision continued

The board felt a 25 foot right of way would not be acceptable and more information and discussion will be required. The Board also feels that they may require this right of way, if so Mr. Maloney will have to sub divide his property in a way that will allow him to provide the necessary footage for a possible future road. Mr. Billingsley suggested a meeting between himself, Mr. McCann, Mr. Maloney and Mr. Townsend to further discuss this right of way issue.

A motion was made by Mr. Schreader and seconded by Mr. Kroening to table this one lot minor sub-division to allow discussion of the 66 foot right of way, all in favor, motion carried.

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 asked that their request for an area variance be withdrawn at this time. According to Mr. McCann a letter will be forth coming.

Reports:

Chairman- Nothing at this time.

Building Inspector- Mr. McCann had several issues he wished to discuss with the board on residents behalf, they are as follows:

Sean Manning
3868 Lower Mountain Road
Lockport, NY 14094
SBL# 106.00-1-55.12

According to Mr. McCann; Mr. and Mrs. Manning would like to add a 32 x 32 foot addition to the existing (Doc Badger's) cabin located at 3833 Upper Mountain Road. This addition would include a main entry door, family room, two bedrooms, bathroom, laundry room, dry cellar and wine cellar. The addition would be used for family visits. This property is located in the Escarpment District. Mr. and Mrs. Manning have stated that no trees will be disrupted in the construction of this addition. This property has two existing means of access, one from a right of way to the south of a property that they own located at 3835 Upper Mountain Road, and a second access from another property that they own located at 3868 Lower Mountain Road. The septic system will have to be moved to accommodate the construction of this addition. Upon preliminary discussion the Board had no issue with this addition.

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Planning Board
Continued

Building Inspector-continued

Ronald J. Anzalone

Concerning 5.60 acres located on Lockport Road

SBL# 121.00-2-46.212

According to Mr. McCann; Mr. Anzalone would like to construct a 12 unit storage facility on the property he owns on Lockport Road. Each of the 12 units would be 30 x 200 feet subject to site plan review.

The Board does not see a problem with this type of facility, providing there is no outside storage and if Mr. Anzalone intends to have the facility manned he will need to provide restroom accommodations.

Cambria Self Storage

3056 Saunders Settlement Road

SBL#134.00-1-68

Mr. McCann asked the Board if anyone had knowledge or could provide any documentation that would allow the owner of this property Mr. DiLaura to sell sheds at this site. Mr. Billingsley will investigate this matter and up-date the Board.

Attorney- Nothing at this time.

Board Members- Mr. Amacher stated that a Shawnee Road resident contacted him in regarding a neighbor who is dumping fill which is causing flooding to surrounding property. Mr. McCann stated that he will address this issue.

Mr. Foe stated that the new Zoning Ordinances have been approved and distributed.

A motion was made by Mr. Schreder and seconded by Mr. Phillips to adjourn the meeting at 6:35PM.

The next meeting of the Planning Board will take place Monday, February 27, 2017 at 6:00PM.

Respectfully Submitted by
Melinda Olick