

July 18, 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 July meeting followed by the Pledge to the Flag.

Members present: William Amacher, Chairman  
Gerald Kroening, John Phillips, Roger Schreader  
Garret Meal, alternate  
Member absent: Douglas Mawhiney  
Also present: Michael Sieczkowski, Chairman of Zoning Board of Appeals  
James McCann, Building Inspector  
Gary Billingsley, Attorney  
*Melinda Olick, assessor's clerk*

A motion was made by Mr. Kroening and seconded by Mr. Phillips to approve minutes of meeting of June 20, 2016 as presented. Unanimously approved, motion carried.

#### **SUBDIVISIONS:**

- (1.) **P SBD 2016-005**      **MARK and MARY JANE FREMONT**  
      **(06-01-16)**            204 Hinds Street, Tonawanda, N.Y. 14150  
**105.00-1-90**             Subject property - 5012 Baer Road, Sanborn, N.Y. 14132

Applicants have purchased property at 5012 Baer Road, Sanborn, one lot, approximately 12 acres, with a former church on it, Abundant Life Baptist Church. The church is proposed to be renovated into a single-family residence for Mr. and Mrs. Fremont's son to live in. Five acres will be divided from the 12 acre parcel to go with the son's future home. Mr. and Mrs. Fremont propose to build a ranch-type home 1800 to 2000 square feet on the 7 acre parcel.

Applicants have 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 (N/A), Agricultural Data Statement, an Aerial picture, survey and Town Tax Map.

There is a 66 foot driveway, frontage, from Baer Road to the church but no other road frontage for the entire parcel (12 acres). Also, this property is in the Escarpment District. There may have to be some type of road frontage for the two parcels. There will need to be another driveway but not one for each parcel and applicant will need to go through Zoning Board for an Area Variance.

Discussion on private roads. There are a few private roads in the town of Cambria.

A motion was made by Mr. Schreader and seconded by Mr. Phillips to **table** Application of Mr. and Mrs. Fremont for Subdivision Approval until some of the issues as aforementioned have been addressed. Unanimously approved, motion carried.

**(2.) P SBD-2016-006    THERESA and JOSHUA PREZIOSO**  
**(06-27-16)            5000 Shawnee Road, Sanborn, N.Y. 14132**  
**SBL 105.00-2-31.121**

The following have been submitted: 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 (NA), Agricultural Data Statement and copy of Survey.

Mrs. Prezioso said they wish to subdivide a lot, 150 feet in width by 300 feet in depth, which their home is on, from the remaining parcel. Their driveway is near the new property line. Their residence is 48 feet wide and 70 feet from the side lot line.

At the present time, the town is not asking for easements to clean the ditches.

The applicants' driveway may have to be moved.

The Board members had no concerns on the Application for subdivision of Mr. and Mrs. Prezioso.

A motion was made by Mr. Phillips and seconded by Mr. Kroening to **waive** the Public Hearing on Application for Subdivision approval of Theresa Prezioso and Joshua Prezioso. Unanimously approved, motion carried

A motion was made by Mr. Schreader and seconded by Mr. Meal to **waive** the SEQRA portion of the Application of Mr. and Mrs. Prezioso. Unanimously approved, motion carried.

A motion was made by Mr. Kroening and seconded by Mr. Phillips to **approve** Application for Subdivision Approval for one- lot minor subdivision for Theresa and Joshua Prezioso at 5000 Shawnee Road, Sanborn 14132, dimensions 150 feet in width by 300 feet in depth including residence, from the main parcel with conditions: Final Survey to be filed with the town and 15 foot setback from north side property line side for residence. Unanimously approved, motion carried.

Building Inspector reported on **Cambria Fire Company** – disturbing drainage ditch at rear of property. The personnel were having more loads of fill (millings) brought in and Mr. McCann was told the County gave it to the Fire Co. and he shut them down

from bringing in more fill. He said he had contacted the Army Corps of Engineers and D.E.C. Mr. McCann said he is waiting for drawings and letters from all that were involved. This is an engineering situation. Things are at a standstill.

REPORTS:

Building Inspector – none

Attorney – nothing to report

Mr. Schreader - Brought up about 66 foot right-of-way to Abundant Life Baptist Church on Baer Road

Mr. Amacher - Planning – dates for Summer school  
Next regular Planning Board meeting will be Monday,  
August 15, 2016 at 7:00 P.M.

Whyte (Niagara Forestry) logging operation

A motion was made by Mr. Kroening and seconded by Mr. Schreader to adjourn at 7:50 P.M.

Respectfully submitted,

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

Minutes approved: Aug 15, 2016