

July 21, 2014

The regular monthly meeting of the PLANNING BOARD of the TOWN of CAMBRIA was called to order by William Amacher, Chairman, at 8:00 P.M. followed by the Pledge to the Flag.

Members present: William Amacher, Chairman
Gerald Kroening, Douglas Mawhiney, John Phillips,
Roger Schreader, Sr.

Also present: Jacqueline Connelly, alternate
Matthew Foe, Councilman and liaison to the Town Board
Michael Sieczkowski, Chairman of Zoning Board of Appeals
James McCann, Building Inspector
Gary Billingsley, Attorney

A motion was made by Mr. Kroening and seconded by Mr. Schreader to approve minutes of meeting of June 16, 2014 as presented. Unanimously approved, motion carried.

Subdivision: (tabled from June 16, 2014)

14-01 (05-28-14) Dan Turk, 6459 Aiken Road, Lockport, N.Y. 14094

Mr. Turk, owner of property at 5630 Shawnee Road, between Saunders Settlement Road and Human Road, and Alan Miskell were present at this meeting.

There is an existing home at present on Lot No. 4. Mr. Turk said some day he plans to build a home on Lot No. 1 south of Lot No. 4.

Board members are concerned about this property because land is very low and at times does flood around existing home and that land.

At the June 16th meeting it was decided that the Town Highway Superintendent should look at the subject property and see how the water flows to the west and north, before proceeding further on the application for subdivision. Also, Mr. Turk should contact the Health Department which he said he has done. This subdivision would be four (4) separate lots with septic systems. Applicant said he was informed by DEC that there are no wetlands on this property.

The two (2) existing ditches were recently cleaned out per Mr. Foe.

Mr. Turk said if he builds, it will be on the lot south of existing home which is on higher ground. At present, there are no plans for the other two lots to the north. No elevations have been taken as of today. He said he would be willing to give the town an easement to clean the ditches in the future when necessary.

Mr. Phillips feels an engineer should look at this property and see what the impact might be on the other lots.

A suggestion was made to decrease the number of lots in the proposed subdivision. At this time, the south lot is the only lot suitable for building on and perhaps change to a two-lot subdivision. Need to see what the elevation is. South lot is 170 feet in width. Board is concerned about water drainage. Mr. Turk said it may be three years before he builds.

Before building, need to come before the board with a grading plan with some elevations, two lots opposed to four lots. Also modify plot plan and bring to the Planning Board.

A motion was made by Mr. Schreder and seconded by Mr. Phillips that Mr. Turk submit a modified plan for the August 18th meeting. Unanimously approved, motion carried.

Old Business ó none

REPORTS:

Chairman ó Schooling October 9th at Niagara Community College

Mr. Sieczkowski attended a meeting prior to tonight's meetings and brought back some literature and copies will be made for Planning & Zoning Boards.

April 12 ó 14, 2015 New York Planning Federation Annual Conference at The Sagamore, Bolton Landing, N.Y.

Summer School 2014 Planning & Zoning Boards Batavia, Friday, Aug. 8th.

Next regular Planning Board meeting will be Monday, Aug. 18th at 8:00 P.M.

2014-03 (06-04-14) Paul Reid, Site Plan to build a home in Escarpment District at 4564 Thrall Road. An application for a Variance was submitted to build home back a little further (about 10 feet) and was withdrawn.

Suggestion was made to have a three-board meeting once or twice a year.

Lagoon issue ó discussion

A motion was made by Mr. Phillips and seconded by Mr. Kroening to adjourn at 8:30 P.M

Respectfully submitted,

Marjorie E. Meahl, Rec, Secy.

Minutes approved: _____