

June 16, 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. Schreader and seconded by Mr. Kroening to approve minutes of meeting of May 19, 2014 as presented. Unanimously approved, motion carried.

SUBDIVISION:

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

Mr. Turk and Mr. Alan Miskell were present at this meeting. Mr. Turk has submitted the following: Application for Subdivision Review (4 lots) on the west side of Shawnee Road between Saunders Settlement Road and Human Road, Request for Minor Subdivision Approval, Short Environmental Assessment Form, Agricultural Data Statement and Survey.

Mr. Turk was asked about the ditch that runs through his property?

Applicant said the ditch is about 40 per cent on his property and 60 per cent on the neighbor's property. It goes to back land of his property but he doesn't know about the flow of the water.

Chairman said that land is very low and does flood at times around existing home at 5630 Shawnee Road and land around it. Applicant said his future home would be on the south side of the existing home and property is higher on that side. Sump pump does run a lot.

Building Inspector said he has not talked to the Town Highway Superintendent about that property.

Chairman feels before anything further is done, that the Highway Superintendent should look at that property and see about the water situation to the west of Mr. Turk's property.

Mr. Turk's use of lot No. 1 is for a residence and will depend on the existing ditch and direction of the water flow.

Mr. Phillips said he has seen this area and it does flood at times.

These lots would all have septic systems. Applicant should contact the Health Department.

This property was part of the Kennedy Subdivision

A motion was made by Mr. Phillips and seconded by Mr. Schreader to **table** action on Application of Dan Turk for a four (4) lot subdivision on Shawnee Road until the July 21st Planning Board meeting and Highway Superintendent has had time to look at the property. Unanimously approved, motion carried.

SITE PLAN in Escarpment District:

2014-03 (06-04-14) Owner – **PAUL REID**, 11 Harding Avenue, Lockport, N.Y. 14094
Applicant ó **MULVEY CONSTRUCTION INC..**
5583 Davison Road, Lockport, N.Y. 14094
Address of Site ó 4564 Thrall Road, Lockport, N.Y. 14094

The following has been submitted: Site Plan Review (Applicant Checklist), Application for Escarpment Site Plan Approval and Agreement (3 pages), Short Environmental Assessment Form, Agricultural Data Statement, Site Plan dated 31 May 14 and Building Elevations dated 31 May 14.

Mr. Tim Mulvey was present on behalf of Mr. Reid. He said the proposed house meets all of the requirements and will be in line parallel to the escarpment. Mr. Reid may wish to move house back a little, about ten (10 feet), in line of site with neighbors . He also furnished a grade plan. Home will be 5500 square feet.

Applicant said some of the trees have been removed and will have to dig out old foundation. Lot is 222 feet by 446 feet and is on an angle.

Mr. Reid will need a variance if he wishes to be closer than 80 feet to the Escarpment. Mr. Mulvey said he will discuss that issue with Mr. Reid.

A motion was made by Mr. Phillips and seconded by Mr. Schreader to declare **negative declaration under SEQR** on Application for Escarpment Site Plan for Mr. Reid. Unanimously approved, motion carried.

A motion was made by Mr. Phillips and seconded by Mr. Kroening to **approve** Site Plan as submitted for location of future home of Paul Reid at 4564 Thrall Road, with understanding no further trees would have to be removed. It was noted that if new home is moved back ten (10) feet further, would need a variance. The brush has been removed, Maple trees will be left on the property. The Pine trees to the east are on the neighbors property. Unanimously approved, motion carried.

NEW BUSINESS:

Todd Snyder, Keith Curtachio and Joe Nardecchia were present at this meeting. They are looking for property in the town of Cambria to operate a Farm Distillery (small micro brewery) to make whiskey and gin and are looking at property at 4408 Ridge Road, dimensions 200 feet by 200 feet. Mr. Snyder said there are two good septic systems there and okay as is. They would be on the Wine Trail. They would buy locally-grown rye, barley and corn. Their products would be sold retail and distributed. He said they would have to raise 51 per cent of their product.

They were told they would need to have five (5) acres to have 51 per cent to raise themselves.

The name they have proposed to use for the business is "Niagara Draft Spirits". They plan to put in a bid on this property.

REPORTS:

Chairman ó April 12 ó 14, 2015 New York Planning Federation Annual Conference at
The Sagamore, Bolton Landing, N.Y.
Schooling ó Orleans County Dept. of Planning and Development, Niagara
County Dept. of Economic Develop. - Tuesday, July 8, 2014
at Albion Public Library 5:00 to 9:30 p.m.

Building Inspector ó no report

Attorney ó Discussion on Revision of Zoning Ordinance ó some revisions to Fee Schedule. Board members were given copy of Revised Memo and actual further proposed revisions to Zoning Ordinance will be forwarded to board members shortly. Ordinance in conformity with State Building Codes.

Mr. Foe - Discussion on proposed and existing ordinance.

Next meeting July 21st at 8:00 p.m.

A motion was made by Mr. Schreader to adjourn at 9:00 P.M.

Respectfully submitted,.

Marjorie E. Meahl, Rec. Secy

Minutes approved: _____

