

Unapproved minutes  
Content subject to change

**Town of Cambria  
Planning Board Meeting  
March 20, 2017**

The regular monthly meeting of the Planning Board of the Town of Cambria was called to order by William J. Amacher, Chairman at 7:00 PM. Everyone was welcomed to the meeting, followed by the Pledge to the Flag.

**Members Present:** William J. Amacher, Chairman  
Douglas Mawhiney  
John W. Phillips,  
Roger Schreader, Sr.  
Gerald E. Kroening  
Garret Meal

**Members Absent:** All members present

**Also Present:** Matt Foe, Councilman, Town Board Liaison  
James McCann, Building Inspector  
Gary Billingsley, Attorney

A motion was made by Mr. Phillips and seconded by Mr. Schreader to approve the minutes of the March Meeting with a change regarding PSBD-2016-012- Maloney sub-division and the possible sale of acreage to Mr. Townsend. Unanimously approved, 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. Applicant provided a sketch plan for possible future sub-division as requested at February meeting, it will need to be revised to provide a 66' paper road. Mr. Amacher asked if the right of way could be used instead of the 25' easement, this is a valid idea providing the new buyer is aware and this information is recorded in the deed. Mr. McCann spoke on behalf of Mr. Maloney.

A motion was made by Mr. Mawhiney and seconded by Mr. Kroening to waive the public hearing for this one lot minor sub-division

Continued

**PSBD-2016-012- Maloney-continued**

One lot minor Subdivision

A motion was made by Mr. Schreader and seconded by Mr. Phillips to declare a negative declaration under SEQR all in favor, motion carried.

A motion was made by Mr. Kroening and seconded by Mr. Mawhiney to grant this one lot minor sub-division provided the 25' easement be removed and placed in an area on the 66' future paper road, which will follow the sketch provided by the property owner and 6' will be taken from remaining lots, all conditions will be recorded in the deed as stated, all in favor, motion carried.

**Resident Concerns**

Kurt Brown, 5180 Lower Mountain Road- expressed a concern that the minutes for the Planning Board have not been kept up to date on the Town of Cambria website. Several reasons were offered as to why this may have occurred. Mr. Brown felt that the Town Board Minutes are always up-to-date, and posted prior to approval therefore there is no reason why other minutes cannot also be on the website in a more timely manner. It was further stated that residents would like to see the agenda posted on the website for all meetings including Planning and Zoning Board of Appeals. The board has taken these recommendations and will make every effort to ensure that all agendas and minutes are posted.

**Reports:**

**Chairman-** nothing at this time

**Building Inspector-** Mr. McCann informed the board that Mr. Teeto has no further plans yet for additional building. The property owned by Mr. Wasik on Comstock Road is in the process of being sold. Mr. Anzalone is working on his building that will be a storage facility. The building when constructed will face Campbell Boulevard.

**Attorney-** Nothing at this time.

**Board Members-** Mr. Schreader inquired about the Town's position on solar panels. Mr. Foe responded that large scale solar arrays are not taxed, absent specific legislation by the town. Moving forward the general consensus is that they need to pay their fair share and it is possible there will come a time when they will longer be exempt. New York State regulations currently exempt solar arrays.

A motion was made by Mr. Mawhiney seconded by Mr. Phillips to adjourn the meeting at 7:30PM.

The next meeting of the Planning Board will take place Monday, April 24, 2017 at 7:00PM.

Respectfully Submitted by  
Melinda Olick