

**Town of Cambria
Planning Board Meeting
March 19, 2018**

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
Roger Schreader, Sr.
Garret Meal
Michael D. Sieczkowski
Gerald E. Kroening
Douglas Mawhiney

Members Absent: No members were absent

Also Present: Randy Roberts, Councilman, Town Board Liaison
Gary Billingsley, Attorney

A motion was made by Mr. Schreader and seconded by Mr. Mawhiney to approve the minutes of the February Meeting as presented, unanimously approved, motion carried.

The public hearing notice was read as it appeared in the town newspaper.

New Business

PSP-2018-001 Jerauld Day
Subdivision 4501 Military Road, Niagara Falls, NY 14305
Regarding SBL# 91.00-1-1.111
Vacant Land-Townline Road
Two Lot Minor Subdivision

Public Hearing Notice

For two (2) lots to be subdivided from premises located on the east side of Townline Road adjacent to and immediately to the north of 4561 Townline Road. The purpose of the request is to subdivide two (2) lots off of said parcel, the first lot to contain approximately 150 feet in frontage and 615 feet in depth, and the second lot to contain approximately 200 feet in frontage and 615 feet in depth.

Day Subdivision continued-**Public Hearing Open**

No comment

Public Hearing Closed

Mr. Day was present at the meeting and stated that he had been before the Planning Board in 1995 for a subdivision of this property, but did not seek final subdivision approval. He would like to subdivide to create two (2) lots, one lot will have 150 feet frontage and approximately 615 feet in depth and the other lot will be 200 feet frontage and approximately 615 feet in depth. The back lot line for both lots will be the back property line. There are no drainage issues with these proposed lots. The Board discussed the completion of a water loop that will provide water service to proposed lots; they have no issues with this proposed subdivision. Mr. Billingsley requested that a copy of the new survey be filed with the Town Clerk's office pending approval.

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

A motion was made by Mr. Schreader and seconded by Mr. Mawhiney to approve this two (2) lot minor subdivision, all in favor, motion carried.

PSP-2018-002 Andrea Strangio
Subdivision 1221 Brandi Drive, Niagara Falls, NY 14304
Regarding SBL# 91.00-1-19.111
Vacant Land-Baer Road
One Lot Minor Subdivision

Mr. Strangio was present at the meeting and stated that he would like to create a lot that will have 160 feet frontage and approximately 1200 feet in depth. Mr. Amacher stated that at some point the Town may need to clean out the ditch on this property to ensure proper drainage. When an existing ditch is cleaned they generally use about 20 feet of property and leave what was cleaned from the ditch for the property owner's use. Mr. Amacher stated that ensuring proper drainage of property is a benefit to everyone. Mr. Strangio stated that the remaining land will continue to be farmed by the farmer who currently farms the land. Mr. Strangio would like to build on the proposed lot in the future. A discussion took place regarding distance a residence may be built on a lot; according to Mr. McCann the maximum distance is 125 feet from the front property line. Gas and water are available, but there is no gas or sewer on Baer Road.

Strangio Subdivision continued

A motion was made by Mr. Mawhiney and seconded by Mr. Meal to waive the public hearing, all in favor, motion carried.

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

A motion was made by Mr. Kroening and seconded by Mr. Meal to approve this one (1) lot minor subdivision, all in favor, motion carried.

Old Business

PSP-2017-010 David Cloy
Site Plan 4269 Burch Road, Lockport, NY 14094
SBL# 77.00-1-29.12
Ground Mounted Solar Array

This site plan was tabled at last month's meeting and no new action from this Board is required at this time, and it is unclear if it will be on the agenda for the next meeting.

Reports:

Chairman- On Thursday, March 8, 2018 the Town Board declared a moratorium on wineries, breweries, distilleries and meaderies in the Town of Cambria for a period of one (1) year. At the present time this will not impact anyone currently operating in the Town.

Building Inspector- Nothing to report at this time.

Attorney- Nothing to report at this time.

Board Members- Nothing to report at this time.

A motion was made by Mr. Kroening and seconded by Mr. Schreader to adjourn the meeting at 7:26PM.

The next meeting of the Planning Board will take place Monday, April 16, 2018 at 7:00PM.

Respectfully Submitted by
Melinda Olick