

October 15, 2012

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  
Jeffrey Hurtgam, John Phillips, Douglas Mawhiney, Roger Schreder, Sr.  
Also present: Matthew Foe, Councilman, liaison to the Town Board  
Clifford Burch, Building Inspector  
Gary Billingsley, Attorney

A motion was made by Mr. Schreder and seconded by Mr. Mawhiney to approve minutes of meeting of September 17, 2012 as presented. Unanimously approved, motion carried.

#### **SITE PLAN** (tabled from September 17, 2012)

**2012-07 (06-26-12) John Soto**, 5262 Subbera Road, Lockport, N.Y. 14094  
Re: fabricating counter tops

As per letter on file from Gary Billingsley, Attorney, to Mr. Soto dated October 9, 2012, which was confirming a phone conversation on October 9<sup>th</sup>, between them, Mr. Soto and Mr. Billingsley, Mr. Soto said he “had decided not to build the accessory building”. Attorney understands that Mr. Soto is “withdrawing his application to the Town of Cambria Planning Board for Site Plan Approval for business use of applicant’s premises”. The business use was for fabricating counter tops.

Also, Mr. Billingsley advised Mr. Soto that “he should contact Mr. Burch directly to confirm the foregoing with his,” Building Inspector’s, “office.

#### **SUBDIVISION**

**12-08 (09-28-12) ERICA VRANIC**, 3112 Saunders Settlement Road, Sanborn, N.Y. 14132  
Ms. Vranic was not present at this meeting but had submitted the following: Application for Subdivision Review, Request for Minor Subdivision Approval, Agricultural Data Statement, Short Environmental Assessment Form, copy of Survey and Survey Notes Legend.

**12-08A** Brandon and Rachel Birtch, 5777 Willow Creek Lane, Sanborn, N.Y. 14132 were present at this meeting on behalf of Ms. Vranic. They are purchasing a parcel, 100 feet in width by 86.77 in depth from Ms. Vranic; and

**12-08B** Todd Nicholson, 5775 Willow Creek Lane, Sanborn, N.Y. 14132, present at this meeting, is purchasing 100 feet in width by 70.35 feet in depth also from Ms. Vranic.

Counsel said the purchasers of these parcels must consolidate the new parcel to their existing deed.

Building Inspector said there appears to be no drainage problems with the subject land.

A motion was made by Mr. Mawhiney and seconded by Mr. Hurtgam to **waive** public hearing on application of Erica Vranic for a Minor Subdivision. Unanimously approved, motion carried.

A motion was made by Mr. Phillips and seconded by Mr. Schreder to declare **negative declaration under SEQR** on application of Erica Vranic. Unanimously approved, motion carried.

No Recreation fee is required on this application.

A motion was made by Mr. Phillips and seconded by Mr. Hurtgam to **approve** Application for Minor Subdivision Approval of Erica Vranic provided survey of the two subject parcels is submitted to the Building Inspector and to consolidate Mr. and Mrs. Birtch's new parcel on to their existing deed ; and Mr. Nicholson is to consolidate his new parcel on to his existing deed. Unanimously approved, motion carried.

**12-06 (07-27-12) John R. Wasik, 4983 Saunders Settlement Road, Lockport, N.Y. 14094**

Subdivision approval was granted on September 17, 2012 with conditions: a Revised Survey is to be submitted showing corrected location of driveway and correct house number. A new Survey with corrections made was received on October 4, 2012.

#### **SITE PLAN**

**Erway/McSpadden,**

No application submitted for Site Plan Approval for Hot Dog stand at intersection of Routes 425 and 93 as of this date.

There has been no response to letters sent.

#### **REPORTS:**

Mr. Schreder attended the Open House "On Wind Seminars and Turbine Towers" on October 13th at The Farm, 1953 Balmer Road, Ransomville, and said it was very interesting.

Mr. Billingsley gave copies of Draft "Local Law Regulating Solar Energy Systems" to those in attendance at tonight's meeting and copies will be made for the Zoning Board members and those on the Committee reviewing the ordinances, Local Laws and new regulations.

Chairman said he had not received information from Mr. Reilly of Wendel Engineers on changes suggested for the P.D. regulations. Mr. Amacher feels the P.D. Regulations are okay as they are at the present time and are looked at on a case by case situation.

Mr. Mawhiney mentioned on Page 6 in the Draft prepared by Mr. Billingsley on Solar Energy Systems, the "finished grade" levels can change.

Mr. Foe asked about Comprehensive Plan?

General feeling is it is okay as is for now.

Building Inspector – nothing to report

Attorney – nothing further to report.

There will be a Work meeting at 7:30 p.m. on November 19<sup>th</sup> preceding the regular meeting.

Lincoln Park Nursery:

Discussion on height and depth into the ground of the new permanent sign, in regard to wind and at times that area is very wet. Might need guy wires.

Mr. Burch is to contact owners of the business and discuss the height and depth of the new sign.

A motion was made by Mr. Hurtgam to adjourn at 8:45 p.m.

Respectfully submitted,

Marjorie E. Meahl, Rec. Secy.

Minutes approved: \_\_\_\_\_