

November 16, 2015

The regular monthly meeting of the PLANNING BOARD of the TOWN of CAMBRIA was called to order by William Amacher, Chairman, at 7:00 P.M. followed by the Pledge to the Flag.

Members present: William Amacher, Chairman  
Gerald Kroening, John Phillips, Douglas Mawhiney,  
Roger Schreader, Sr.  
Also present: Matthew Foe, Councilman, liaison to the Town Board  
Michael Sieczkowski, Chairman of Zoning Board  
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 October 19, 2015 as presented. Unanimously approved, motion carried.

Secretary read Notice of Public Hearing as it appeared in the Lockport Union-Sun and Journal to consider the following application of **BRENDA BEUTEL (PSBD-2015-008)** of 4678 Thrall Road, Lockport, N.Y. 14094, on behalf of **BEUTEL FAMILY TRUST**, for a Minor Subdivision for one lot from premises located on the north and south side of Thrall Road, commonly known as 4678 Thrall Road. The purpose of this request is to subdivide the said parcel into two (2) lots, the subdivided parcel to include premises on the north side of Thrall Road containing approximately 18.44 acres and the remaining portion of the master parcel known as 4678 Thrall Road to include those premises on the south side of Thrall Road.

#### **PUBLIC HEARING:**

**PSBD-2015-008** **BRENDA BEUTEL**, 4678 Thrall Road, Lockport 14094, was present at this meeting and said she is living at this address now. She appeared on behalf of **BEUTEL FAMILY TRUST**, formerly owned by her mother, Ellen Beutel. She has applied for a Minor Subdivision, one lot to be divided off of main parcel located on the north and south side of Thrall Road.

The property now is located on both sides of Thrall Road, 4678 Thrall Road and the subdivided parcel will be on the north side of Thrall Road which consists of approximately 18.44 acres and Miss Beutel is retaining parcel on the south side of the road. Mr. Alan Johnson has purchased the north side which joins his existing property.

Public Hearing open:

Thomas Bos and Eileen Brown, 4740 Lower Mountain Road, Lockport 14094, neighbors to the north of subject property, asked what is Mr. Johnson going to do with this property and Mr. Johnson explained what he plans to do.

Christopher Kneepel, 4651 Thrall Road, Lockport , N.Y. 14094, adjacent neighbor to the west of subject property, said when he saw the word "subdivision", thought that meant a lot of new homes on the property.

Mr. Johnson said he is planning to rent the land to the same person who is renting it now for the time being. The property will still be farmed

There were no concerns from the Building Inspector, Attorney or Board members on this issue.

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

A motion was made by Mr. Schreder and seconded by Mr. Phillips to **approve** application of Brenda Beutel on behalf of Beutel Family Trust, for a minor subdivision for one lot from premises located on the north and south side of Thrall Road, commonly known as 4678 Thrall Road. The purpose of the request is to subdivide the said parcel into two (2) lots. The subdivided parcel to include premises on the north side of Thrall Road containing approximately 18.44 acres and the remaining portion of the master parcel at 4678 Thrall Road to include those premises on the south side of Thrall Road. Unanimously approved, motion carried.

### **NO Public Hearing**

**PSBD-2015-009**      **GARY HEPPNER**, 5399 Cambria Road, Sanborn, N.Y. 14132, one-lot subdivision, dimensions 150' by 300' at north end of property for a new home for the daughter, Heidi Doctor.

The following have been submitted: Application for Subdivision Review, Request for Minor Subdivision Approval, Short Environmental Assessment Form, Part 1, Project Information consisting of 3 pages, Short Environmental Assessment Form, Part 2 Impact Assessment consisting of 2 pages; Agricultural Data Statement and copy of lot from Town map.

The applicant was asked why there is 100 feet between property line and lot for proposed new home? It shows on the town map "Lot will be 150' by 300'" and "Lot will start 100' south of north property line". Applicant was told there can be no building on the 100' parcel as it is not large enough.

A survey of subject property is to be submitted to the Building Inspector.

Per Building Inspector, there appears to be no drainage problems on this property.

A motion was made by Mr. Kroening and seconded by Mr. Mawhiney to declare **negative declaration under SEQR** on application of Gary Heppner, Cambria Road. Unanimously approved. motion carried.

A motion was made by Mr. Schreader and seconded by Mr. Mawhiney to **approve** application of Gary Heppner, 5399 Cambria Road, Sanborn, 14132, for a one lot subdivision, dimensions 150 feet by 300 feet, at the north end of property for the building of a new home for daughter, Heidi Doctor, and will start 100 feet south of north property line. A survey of the property is to be submitted to the Building Inspector. Unanimously approved, motion carried.

**NO Public Hearing :**

**PSBD-2015-010      JOSEPH CRITELLI**, 4175 North Ridge Road, Lockport, N.Y.  
14094      -      Sub-divider  
**ROBERT JOHNSON**, purchaser of property, Green Road  
Part of 92.00-1-76

The following has been submitted: Application for Subdivision Review, Request for Minor Subdivision Approval, Short Environmental Assessment Form, Part 1- Project Information consisting of 3 pages, Short Environmental Assessment Form, Part 2-Impact Assessment consisting of 2 pages, Agricultural Data Statement, Recreation Fee information, copy of letter from McIntosh & McIntosh, P.C, dated August 18, 2015 to James McCann, Building Inspector Re: Green Acres Subdivision pertaining to Flood Insurance. Lot No. 3 contains a small portion of Flood Zone A, etc., letter is on file; and 2 Town maps highlighting subject parcel.

Mr. Critelli was present at this meeting and said the proposed lot is 350 feet frontage by 699 feet in depth. He said there will be no affect on flood plain which is at the west end of a portion of subject lot No. 3.

All fees have been paid.

Mr. Schreader brought up the fact of proposed 66 feet reserved for a proposed road to the Town of Cambria with the name óMary Laneö. Discussion followed on the proposed roads into the Green Acres subdivision going west when it was first divided into nine (9) parcels.

There is an easement for the power line going through the subdivision.

Also, discussion on an existing farm ditch which may affect setbacks on future homes.

A motion was made by Mr. Phillips and seconded by Mr. Mawhiney to **waive** the Public Hearing on subject lot being subdivided by Mr. Critelli. Unanimously approved, motion carried.

A motion was made by Mr. Schreader and seconded by Mr. Mawhiney to declare **negative declaration under SEQR** on application of Mr. Critelli. Unanimously approved, motion carried.

A motion was made by Mr. Kroening and seconded by Mr. Phillips to **approve** the one-lot subdivision of Mr. Critelli on the west side of Green Road, dimensions 350 feet by 699 feet. Unanimously approved, motion carried.

Discussion on existing ditch and proposed roads (2 or 3 roads) ?

**REPORTS:**

Chairman: The following: Robert Roberson, Gary Billingsley and William Amacher received Message from Ellen Parker of Wendel Companies dated 11-10-15 : Subject: New Zoning for Fair Village property  
Attachments: Cambria Fair Village-Planned Develop.-2015  
Report contains 9 pages plus Map  
This process has just started - have not taken title  
Criteria ó with the Planned Development, for other businesses

ESS Group Windmills in Somerset

Next meeting will be December 21<sup>st</sup> at **6:00 P.M.**

One visitor this evening, Mrs. Kirchgraber who sells Real Estate, and lives on Thrall Road, was interested in the óPaper Roadsö and that was explained to her.

Building Inspector: no report  
Mr. Foe: no report  
Attorney: no report

Vouchers for 2015 were completed this evening by Board members.

Motion made by Mr. Schreader and seconded by Mr. Mawhiney to adjourn at 8:20 p.m.

Respectfully submitted,

Marjorie E. Meahl, Rec. Secy.

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

