

October 19, 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: James McCann, Building Inspector
Gary Billingsley, Attorney

Chairman welcomed everyone to the October meeting of the Planning Board.

A motion was made by Mr. Schreader and seconded by Mr. Phillips to approve the minutes of meeting of September 21, 2015 as presented. Unanimously approved, motion carried.

SUBDIVISION:

P SBD – 2015-007 LOANNE McCOLLUM, 4475 Upper Mountain Road, Lockport, N.Y. 14094 and her Attorney, John Ottaviano, were present at this meeting.

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 Survey map.

The application is for a Minor Subdivision Approval for a 10 acre parcel of vacant land on the north side of Upper Mountain Road. The subject parcel is in the Agricultural District. Per Applicant and Building Inspector, there appears to be no drainage problems on the 10 acre parcel.

It was reported, all fees have been paid.

Mr. Phillips asked if there would be any landlocked parcels? and Building Inspector said there would be no landlocked parcels.

Building Inspector had nothing further to add.

Counsel – no concerns on this proposed subdivision.,

Board members – no concerns on the above.

A motion was made by Mr. Phillips and seconded by Mr. Mawhiney to **waive** the Public Hearing on the one lot (proposed 10 acre) subdivision. Unanimously approved, motion carried.

A motion was made by Mr. Schreader and seconded by Mr. Mawhiney to declare **negative declaration under SEQR** on one lot subdivision of Mrs. McCollum. Unanimously approved, motion carried.

A motion was made by Mr. Phillips and seconded by Mr. Kroening to **approve** Application of Loanne McCollum, 4475 Upper Mountain Road, Lockport 14094, to subdivide ten (10) acres from an existing 62 acres of vacant land on the north side of Upper Mountain Road. Unanimously approved, motion carried.

A copy of notice as required by Town Law 283-a and Agriculture and Markets, Section 305-a was sent to Mrs. McCollum, applicant, and 2 adjacent neighbors and 1 who is across from Blackman Road to the west from subject parcel. A copy of the notice is on file at Town Clerk's office. No Public Hearing was held on this application.

SITE PLAN:

STEVEN C. GASIEWICZ, M.D., resides at 170 Royal Parkway East, Williamsville, N.Y. 14221, and has purchased property with buildings on from the Cambria Housing Authority on Eagle Drive.

In his letter to Mr. Wright Ellis, Supervisor, and Cambria Town Board, dated October 1, 2015, Re: "Building 110 whose Northern Entrance faces Eagle Drive
Next door to building 111 whose address is 3488 Eagle Drive"

Also enclosed with the letter was Envelope Compliance Certificate, 2010 New York Energy Conservation Construction Code dated 10-02-15.

He said in the letter he is requesting permission to utilize above mentioned property second building #110, as a personal office and workspace for the purpose of rebuilding antique boats and airplanes. (a storage building) He said he recently closed on the building #110 between himself and the Cambria Housing Authority. He said the building was in need of immediate repairs and very deteriorated. He said he has been working on the building such as new trusses, new roof, bathroom, windows, etc. He is at a point where the work completed is ready for inspection and applying for a building permit so he can complete the entry doors, the concrete heated floor and finish the outside of the structure which will look like the first building he remodeled. The first floor will have a 14' by 16' overhead door and other end of building will have the same size door, plus a man door.

Dr. Gasiewicz said he will need about 2 and 1/2 feet of fill and then about 6 inches of concrete. In the back there will be a lift. Old boats will be on first floor only.

Dr. Gasiewicz said natural gas will be used for the bathroom on the first floor. Stairway will be wide open. Bathroom on the second floor mezzanine will be heated.

Discussion on a permanent number for this second building. The first building renovated for the apartments is **number 110, 3844 Eagle Drive**, and second building, **number 111, address will be 3850 Eagle Drive**, will be a storage building.

Dr. Gasiewicz said getting the electricity installed has been difficult. This property will have sewer.

Mr. Schreder asked about fire protection in these two buildings?

Dr. Gasiewicz said there will be no sprinkler system, will have fire extinguishers.

Buildings are in Planned Development.

Dr. Gasiewicz was at the October 8th Town Board meeting and explained his proposal for the second building, No. 110. The next step is to accept the request from SEQR, currently on 3488 Eagle Drive, No. 110. to make improvements to the building for the purpose of creating a personal office space for rebuilding antique boats and airplanes.

The Cambria Town Board has referred the Site Plan of Dr. Gasiewicz to the Cambria Planning Board for recommendations as stated in letter dated October 13, 2015 from the Town Clerk on behalf of the Town Board. The Planning Board will now act on the referral from the Town Board pertaining to Site Plan of Steven Gasiewicz, M.D. and can then make final approval.

A motion was made by Mr. Kroening and seconded by Mr. Mawhiney to recommend to the Town Board for their meeting on November 12, 2015, **approval of Site Plan of Steven Gasiewicz, M.D.** for the use requested for Building No. 110 and the permanent address on that building shall be **3850 Eagle Drive**. Sanborn, New York, 14132. Unanimously approved, motion carried. This was formerly the Shawnee Air Base.

REPORTS:

Chairman – received complaint there are people living/staying over night in recreational vehicle or vehicles at Teeto's storage facility on Saunders Settlement Road.
Building Inspector contacted Mr. Teeto on this issue.

Building Inspector – no report

Attorney – Market Place in Sanborn is closed. No report

Board members – no report

Next meeting will be Monday, November 16, 2015 at 7:00 P.M.

Motion made by Mr. Phillips and seconded by Mr. Schreader to adjourn at
8:15 P.M.

Respectfully submitted,

Marjorie E. Meahl, Rec. Secy.

Minutes approved; _____