

March 21, 2016

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. He welcomed everyone to the March meeting followed by the Pledge to the Flag.

Members present: William Amacher, Chairman
Douglas Mawhiney, Roger Schreader, Sr.
Members absent: Gerald Kroening, John Phillips
Also present: Mathew Foe, Councilman and liaison to the Town Board
Michael Sieczkowski, Chairman of Zoning Board
James McCann, Building Inspector
Gary Billingsley, Attorney

Chairman requested that Attorney take minutes due to absence of Marjorie Meahl, Recording Secretary.

A motion was made by Mr. Schreader and seconded by Mr. Mawhiney to approve the minutes of February 22, 2016 as presented. Approved, motion carried.

On tonight's agenda there are two (2) One-lot Minor Subdivision Applications: the first is for Mary Ness and Christopher Ness, and the second is for Donald DeMaison and Kevin DeMaison.

P SBD-2016-002 MARY NESS and CHRISTOPHER NESS
4207 Johnson Road, Lockport, New York 14094
Location of proposed subdivision ó Cambria-Lockport Town Line
Road - SBL 79.00-2-19.3

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 N/A, Agricultural Data Statement, Part of Town map highlighting subject parcel.

No Public Hearing. All applicable fees have been paid.

Applicants are selling approximately two acres, dimensions 150 feet by 610 feet, to Kathy Rickerson, adjacent vacant land to the north.

Per Building Inspector, there are no ditching or drainage issues on this property. Subdivided parcel is the northerly portion of Tax Map No.79.00-2-19.3.

Applicants are currently not sure who will be using property or when construction, if any, would occur.

Board members and Attorney had no questions.

A motion was made by Mr. Schreader and seconded by Mr. Mawhiney to **waive Public Hearing** on Application for one-lot subdivision of Mary and Christopher Ness. Unanimously approved, motion carried.

A motion was made by Mr. Mawhiney and seconded by Mr. Schreader to **declare negative declaration under SEQR** on Application of Mary Ness and Christopher Ness for a one-lot Minor subdivision. Unanimously approved, motion carried.

A motion was made by Mr. Schreader and seconded by Mr. Mawhiney to **accept** Application of Mary Ness and Christopher Ness as presented, to sell approximately two (2) acres, with dimensions of 150 feet by 610 feet, to Kathy Rickerson, adjacent vacant land to the north, SBL 79.00-2-19.3. Unanimously approved, motion carried.

P SBD-2016-003 (02-25-16) **DONALD and KEVIN DeMAISON**, 3617 Lower Mountain Road, Sanborn, N.Y. 14132 from 106 acre farm, part of Lot No. 13, Township 14, Range 8 of Holland Land Co.ø Survey, to build a house on.

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 and Survey.

No Public Hearing. All applicable fees have been paid.

It was noted that size of lot is actually 150 feet by 267 feet, taking into account that depth of 300 feet on survey was measured from center line of road.

Per Building Inspector, there are no drainage issues.

Applicants indicated that proposed residence was expected to contain approximately 2100 square feet.

There were no further questions from Board members or Attorney.

A motion was made by Mr. Schreader and seconded by Mr. Mawhiney to **waive** Public Hearing on Application of Donald and Kevin DeMaison for a one-lot Minor Subdivision on part of Lot No. 13 on Lower Mountain Road. Unanimously approved, motion carried.

A motion was made by Mr. Schreder and seconded by Mr. Mawhiney to declare **negative declaration under SEQR** on Application of Donald and Kevin DeMaison for a one-lot Minor Subdivision on Lower Mountain Road. Unanimously approved, motion carried.

A motion was made by Mr. Schreder and seconded by Mr. Mawhiney to **accept** Application of Donald and Kevin DeMaison for a one-lot Minor Subdivision containing 150 feet in frontage and 267 feet in depth on Lower Mountain Road Unanimously approved, motion carried.

REPORTS:

Chairman ó Information on a Stormwater Drainage Conference in Buffalo was handed out to Board members. There was a discussion on a recent article in the newspaper concerning a manure digester in Vermont. Chairman requested that Building Inspector advise the Board on recent developments concerning housing for farm workers. Building Inspector confirmed that migrant farm housing is exempt from certain laws, but that structures housing farm workers are required to meet the same codes as homes.

Building Inspector ó Reported that construction at the new Tops is continuing, including drywall installation.

Zoning Board Chairman ó No report

Attorney ó No report

Mr. Foe ó No report

A motion was made by Mr. Mawhiney and seconded by Mr. Schreder to adjourn at 7:39 P.M.

Respectfully submitted,

Minutes approved _____