

May 18, 2015

The regular monthly meeting of the PLANNING BOARD of the TOWN of CAMBRIA was called to order by William Amacher at 6:00 P.M. who then welcomed everyone to the May meeting, followed by the Pledge to the Flag.

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

The minutes of the meeting of April 20, 2015 were not quite ready.

A motion was made by Mr. Mawhiney and seconded by Mr. Schreader to table action on the minutes of April 20, 2015 until next month Unanimously approved, motion carried.

SITE PLAN REVIEW:

2015-06 (04-13-15) GLENN TEETO

Home Address: 3664 Moyer Road, North Tonawanda, N.Y. 14120
Business Address: 3502 Saunders Settlement Road, Sanborn, N.Y. 14132
Business Use: Storage ó addition to existing storage building

Mr. and Mrs. Glenn Teeto were present at this meeting and have submitted the following: Site Plan Review (Applicant Checklist), Application for Site Plan Approval and Agreement (3 pages), Short Environmental Assessment Form Part 1, Project Information; Short Environmental Assess. Form Part 2 ó Impact Assessment (2 pages), Agricultural Data Statement and Topography and Drainage Plan.

Mr. Teeto said they would like to add eight (8) units on each side of new addition (total of 16) on to existing storage building, south end. He said there will be approximately 20 feet left to property line at south end. He said all units in existing building are filled. Gravel will be put at the south end for motor homes, trailers and boats.

Building Inspector said the landscaping on this property has not been completed as per a condition in the original Site Plan for existing storage building granted in 2014. Applicants said they are working on the landscaping now.

Mr. Teeto said they would like to start construction on the new addition very soon. The total units will be thirty-eight (38). More lights will be added to the new addition. There has been no problem with the drainage.

Building Inspector also said there appears to be no problem with the drainage. Board members had no concerns on Mr. Teeto's plans.

Counsel said the Niagara County Planning Board recommended approval on the new addition to existing storage building and that it is to be fenced.

Mr. Teeto said they will have to move the existing fence.

Applicants were asked if there are plans for the parcel on the corner of Baer Road and Route 31? Applicants replied there are currently no plans for remaining parcel.

A motion was made by Mrs. Connelly and seconded by Mr. Kroening for **negative declaration under SEQR** on Site Plan of Glenn Teeto for addition to existing building for additional storage units. Unanimously approved, motion carried.

A motion was made by Mr. Schreder and seconded by Mrs. Connelly to **approve** expansion of existing building to include sixteen (16) more storage units under terms of agreement. Unanimously approved, motion carried.

SUBDIVISION:

15-05 (04-30-15) MARVIN OTTO (for the Estate of Edwin A. Otto)
5313 Subbera Road, Lockport, N.Y, 14094
Building Lot for single-family home on Cambria Road

Mr. Otto was present at this meeting and has submitted the following: Request for Minor Subdivision Approval for one lot on Cambria Road, dimensions 170 feet by 270 feet, Application for Subdivision Review, Short Environmental Assessment Form, Part 1, Project Information consisting of 3 pages; Short Environmental Assess. Form, Part 2, Impact Assessment Form consisting of 2 pages and Sketch Addendum.

Mr. Otto said he is getting one lot from the farm, dimensions 170 feet by 270 feet, and plans to build a home for himself next year. No perk test has been taken for septic system as of this date.

Per Building Inspector, there appears to be no problem with the lot.

Applicant was asked if the lot is on the east side of Cambria Road and Mr. Otto said öyesö.

A motion was made by Mr. Kroening and seconded by Mrs. Connelly to declare **negative declaration under SEQR** on subdivision application of Mr. Otto. Unanimously approved, motion carried.

A motion was made by Mr. Kroening and seconded by Mrs. Connelly to **waive** the Public Hearing on lot for Mr. Otto. Unanimously approved, motion carried.

A motion was made by Mr. Schreder and seconded by Mr. Kroening to **approve** Application for Subdivision Review for a one (1) lot subdivision, dimensions 170 feet by 270 feet, on the east side of Cambria Road to Marvin Otto from the Estate of Edwin A. Otto. Unanimously approved, motion carried.

There were two students, Cheyenne Booth and Reese Elson, from a Government class at Starpoint Central School, to observe the procedure in a town meeting.

REPORTS:

Building Inspector ó David Erway, proposed building for storage units near intersection of Route 93 (North Ridge Road) and Route 425 (Cambria-Wilson Townline Road) including proposal for two driveways on to Route 425. The State will only allow one driveway from the intersection.

Chairman ó no report

Building Inspector ó Solar energy ó recommendation that solar panels be adjusted as needed to protect neighbors from the glare of the sun.

Attorney - There has been some concern expressed about the 6:00 P.M. starting time when there are two meetings scheduled for the same night, especially this time of the year, field work. Counsel said nothing can be done to change the time this year, but will bring this issue up at the beginning of next year. Perhaps, change back to 7:00 and 8:00, look at calendar and the holidays affected.

Next meeting will be Monday, June 15th.

A motion was made by Mr. Kroening and seconded by Mrs. Connelly to adjourn at 6:30 P.M.

Respectfully submitted,

Marjorie E. Meahl, Rec.Secy.

Minutes approved: _____