

September 15, 2014

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

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

A motion was made by Mr. Schreader and seconded by Mr. Kroening to approve minutes of meeting of August 18, 2014 as presented. Unanimously approved, motion carried.

Subdivision (tabled from July 21, 2014)

14-01 (05-28-14) Dan Turk, 6459 Aiken Road, Lockport, N.Y. 14094
Subdivision at 5630 Shawnee Road, (formerly a 4-lot subdivision
and amended to a 2-lot subdivision)

Mr. Turk said his lot is No. 1, dimensions 170 feet by 433 feet south of existing home. Lot No. 2 consists of existing home and property to the north, approximately 4.814 acres per survey dated August 12, 2014.

Mr. Turk must now submit an Amended application for the changes made.

Mr. Phillips said he would like to see a grading plan on the one lot so the drainage does not affect the existing home.

A motion was made by Mr. Phillips and seconded by Mr. Kroening to **waive** Public Hearing on amended application for subdivision approval for Dan Turk. Unanimously approved, motion carried.

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

A motion was made by Mr. Phillips and seconded by Mr. Schreader to **approve amended application** for a one-lot subdivision south of 5630 Shawnee Road, dimensions 170 feet by 433 feet with condition, that drainage plan shall be submitted at the time of any application for a building permit showing that any change in drainage will not impact the adjacent neighbors. Unanimously approved, motion carried.

SUBDIVISION

14-02 (08-29-14) ELLIS – MARINO FARM DIVIDE
Subdivider ó James M. Ellis
Address ó2404 Quiet Place Drive, Walnut Creek, California 94598

Mr. Abraham Platt was present on behalf of Jones, Hogan & Brooks, LLP, Attorneys at Law, 76 West Avenue, Lockport, N.Y. 14094.

The following have been submitted: Application for Subdivision Review, Short Environmental Assessment Form, Agricultural Data Statement, Request for Minor Subdivision Approval, copy of portion of Town map showing proposed division, namely. James and Lynn Ellis ó 38.5 acres, the north portion on the north side of Thrall Road, and a portion on the south side of Thrall Road; and the remaining southerly portion to Upper Mountain Road to Marino family ó 38.5 acres.

Mr. Platt said, at this time, James and Lynn Ellis and Marino family are co-owners of the 77.1 acres. Barn on the north side of Thrall Road has been taken down. The Ellis homestead on the south side of Thrall Road goes with Ellis property.

The Building Inspector and board members had no concerns with this division of property.

Counsel said no public hearing was scheduled on this subdivision.

There were concerns expressed from some of the neighbors as follows: Bryce McMichael, 4700 Thrall Road, concerned about the word "subdivision", are there going to be subdivided lots for houses? Answer was "no", this is just splitting the property into two equal parts. No development planned on these parcels at this time.

Alan Johnson, 4703 Thrall Road asked "what is the reason for the dividing of the land?" Answer was "the family just wishes to divide the property at this time, no development planned".

Craig Powley, 4917 Upper Mountain Road, expressed concern about "houses going up and might alter the character of the neighborhood". Answer was "just splitting the property into two parcels". The land is rented out for crops.

Counsel said if any major development was planned, public hearing would be required.

Mr. Johnson inquired about houses in a proposed subdivision?

Counsel said òa large subdivision would require sewersö.

Chairman said the upper part is in the Escarpment zone and in the sewer district.

Mr. Schreader asked if the gas line goes through part of the south side of the Thrall Road property? Answer was öyesö. Cannot build a home over gas line.

A motion was made by Mr. Phillips and seconded by Mr. Kroening to **waive** the Public Hearing on the application of Ellis/Marino Farm Divide. Unanimously approved, motion carried.

A motion was made by Mr. Mawhiney and seconded by Mr. Phillips to declare **negative declaration under SEQR** on application of Ellis/Marino Farm Divide. Unanimously approved, motion carried.

A motion was made by Mr. Schreader and seconded by Mr. Kroening to **approve** subdivision of James Ellis and Marino Family 77.1 acre parcel into two parts equally, 38.5 acres north parcel to James and Lynn Ellis and 38.5 acres south parcel to Marino family as per Town map. Unanimously approved, motion carried.

SITE PLAN:

2014-06 (09-15-14) Owner - **TENNESSEE GAS PIPELINE COMPANY**
Owner address ó 1001 Louisiana Avenue, Houston, Texas 77002
Business use - Compressor station for natural gas
Address of site - 5186 Lockport Junction Road, Lkpt. N.Y. 14094
Michael Rielly, P.E. Group Manager, Land Development and
Surveying Services

Jake Taylor, Right of Way Agent

Mr. Reilly and Mr. Taylor were present on behalf of Tennessee Gas

Mr. Reilly said Tennessee Gas would like a small expansion, 10 feet by 20 feet, addition to the existing control building as well as the construction of a 40 foot by 40 foot Dehy Regen building. The land affected will be 4.1 acres. He said plans have been submitted to D.E.C.

Mr. Taylor said the building is for water contents, moisture; natural gas evaporates. No additional compressors or motors will be located in the new building which will result in additional noise.

Counsel asked about the time table and answer was they are ready to start immediately.

Mr. Taylor was asked if there are any other additions to this request and Mr. Taylor said there may be some safety lights around the building.

A motion was made by Mr. Kroening and seconded by Mr. Phillips to declare **negative declaration under SEQR** on Application for Site Plan for Tennessee Gas Co. Unanimously approved, motion carried.

Mr. Schreder asked what will be the height of the new building?
The answer was 23.78 feet high, a metal building.

A motion was made by Mr. Schreder and seconded by Mr. Kroening to **approve** modification of existing Site Plan of Tennessee Gas Pipeline Co. to permit construction of an addition, 10 feet by 20 feet, to an existing compressor station facility to the existing control building as well as the construction of a 40 foot by 40 foot Dehy Regen building. Unanimously approved, motion carried.

REPORTS:

Building Inspector ó no report
Mr. Foe ó no report
Attorney ó no report
Board members ó no report

Next regular Planning Board meeting ó October 20th

Chairman suggested changing meeting time to be 7:00 P.M. instead of 8:00 P.M. Discussed this issue with Supervisor Ellis and he is in agreement with time change. If there are 2 meetings in one night, first meeting would be at 6:00 P.M. and second meeting at 7:00 P.M. The change would begin in January 2015

A motion was made by Mr. Kroening and seconded by Mr. Phillips to adjourn at 8:15 P.M.

Respectfully submitted,

Marjorie E. Meahl, Rec. Secy.

Minutes approved: _____