

September 21, 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: 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. Phillips and seconded by Mr. Mawhiney to approve minutes of meeting of August 17, 2015 as presented. Unanimously approved, motion carried.

**SUBDIVISION:**

**P SBD-2015-006**      **GARY PROHASKA**, 4461 Lower Mountain Road, Lockport,  
15-06                    14094 was present at this meeting and has submitted the following:  
Application for Subdivision Review, Request for Minor  
Subdivision Approval, Agricultural Data Statement, Short Environmental Assessment  
Form, Part 1, Project Information, consisting of 3 pages, Short Environmental Assess.  
Form, Part 2, Impact Assessment, consisting of 2 pages, and copy of Notice of Adoption  
of Recreation Fee.

Per Mr. Prohaska, there is some brush and woods on this lot, dimensions 300 feet by 350 feet on the east side of Green Road.

There appears to be no drainage problems.

Mr. Prohaska said this lot has been sold and will have a single-family home on it.

A motion was made by Mr. Kroening and seconded by Mr. Phillips to **waive** Public Hearing on the one-lot subdivision. Unanimously approved, motion carried.

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

A motion was made by Mr. Phillips and seconded by Mr. Kroening to **approve** one-lot subdivision, dimensions of 300 feet by 350 feet, on Green Road Unanimously approved, motion carried.

REPORTS:

Building Inspector: Proposed addition on to one of the buildings at Niagara County Community College where Atrium is located. No paper work has been submitted as of this meeting.

Discussion on Site Plan Review for proposed businesses and whether Site Plan Review should be prior to decision on Special Permits by the Zoning Board.

Mr. Foe: Discussion on wineries that have facilities for banquet rooms for weddings, birthdays, and other functions etc. which is not part of the "Right to Farm Law".

Next regular Planning Board meeting will be Monday, October 19<sup>th</sup> at 7:00 P.M.

A motion was made by Mr. Kroening and seconded by Mr. Schreder to adjourn 8:00 P.M.

Respectfully submitted,

Marjorie E. Meahl, Rec. Secy.

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