

**Town of Cambria
Planning Board Meeting
March 18, 2019**

The regular monthly meeting of the Planning Board of the Town of Cambria was called to order by William J. Amacher, Chairman at 7:00 PM. Everyone was welcomed to the meeting, followed by the Pledge to the Flag.

Members Present: William J. Amacher, Chairman
Roger Schreader
Douglas Mawhiney
Michael D. Sieczkowski
Gerald E. Kroening

Members Absent: Garret Meal

Also Present: Gary Billingsley, Attorney
Randy Roberts, Councilman, Town Board Liaison
Joseph Ohol, Councilman, Town Board Liaison Zoning Board
James McCann, Building Inspector

A motion was made by Mr. Sieczkowski and seconded by Mr. Schreader to approve the minutes of the February Meeting as presented, unanimously approved, motion carried.

Old Business

Minor Sub-Division Richard Sean Manning
PSBD-2019-002 3867 Lower Mountain Road, Lockport, NY 14094
SBL# 106.00-1-55.12-Vineyard

Mr. and Mrs. Manning were present at the meeting and would like to sub-divide 16.13 acres of grapes so they are separate and can be part of Freedom Run Winery, which he also owns. This is being done for estate planning purposes. Mr. Manning stated that the property will remain a vineyard; there will be no other structures other than a fence. There is a 66 foot strip that is used to access the property and vineyard from Upper Mountain Road. The property surrounding the vineyard is roughly 40 acres which is also owned by Mr. Manning.

Mr. Billingsley recommended that Mr. Manning consult with his estate planner to determine if the estate planning purpose can be achieved by using the physical description from the survey in the trust documents without actually subdividing the property. The concern with the application is that the property being subdivided only has frontage of 66 feet.

Old Business-Minor Sub-Division-Richard Sean Manning

A motion was made by Mr. Sieczkowski and seconded by Mr. Kroening to table this minor subdivision indefinitely, all in favor, motion carried.

Old Business

Minor Sub-Division	Richard Sean Manning
PSBD-2019-004	Formerly known as
	3865 Upper Mountain Road, Lockport, NY 14094
	SBL# 106.00-1-38.2-House

Mr. and Mrs. Manning were present at the meeting and would like to sub-divide the house that had the address 3835 Upper Mountain Road. They would like to create a lot that will be roughly 154' by 745' or 2.62 acres. They would like to keep the 40 feet that run next to this property that contains telephone lines back to the cabin they own further back on the property. There were no issues according to Mr. McCann, Board Members or Mr. Billingsley.

A motion to Declare a Negative Declaration under SEQR was made by Mr. Schreader and seconded by Mr. Mawhiney, all in favor, motion carried.

A motion was made by Mr. Schreader and seconded by Mr. Mawhiney to approve this subdivision, all in favor, motion carried.

Old Business

Minor Sub-Division	Aliza-Dave Edbauer
PBSD-2018-009	4715 Plank Road, Lockport, NY 14094
	SBL# 93.03-1-13

Mr. Edbauer was present at the meeting and stated that he spoke to Mr. McCann and they discussed the differences they were getting in their numbers. Mr. Edbauer stated that some of the confusion occurred because the existing arrays are on a slight angle. The existing arrays are roughly 24 feet from the current lot line but that distance varies due the angle. The existing solar arrays are considered a legal non-conforming use. Mr. Schreader asked if Mr. Edbauer could move the existing solar array that is the closest to the lot line. Mr. Edbauer said that is not possible as the existing solar arrays are mounted on metal poles sunk in the ground with concrete. Mr. Billingsley stated that the measurements provided by Mr. Edbauer simply do not add up. A professional survey was requested to clarify the confusion regarding distance from lot line on Lower Mountain Road (200feet) and the necessary 50' setback.

Old Business-Minor Sub-Division-Aliza-Dave Edbauer

Mr. Edbauer would still like to sub-divide his property and create two (2) lots. He can apply for an Area Variance in the future regarding setback.

Mr. Edbauer was advised that if a subdivision is eventually approved, he would have to provide a professional survey at that time.

After further discussion, it was determined that the difficulty in reviewing Mr. Edbauer's sketch plan resulted from the arrow along the east line of 4697 Lower Mountain Road property that indicated a distance of 200 feet. It was confirmed that this is not the measured depth of the east line of 4697 Lower Mountain road, but rather the depth of Mr. Edbauer's proposed lot.

A motion was made by Mr. Sieczkowski and seconded by Mr. Mawhiney to table this subdivision, it was again requested by the Board that Mr. Edbauer provide a professional survey, all in favor, motion carried.

Old Business**Sub-Division****PSBD-2018-010****Kenneth Jungier****2196 Lancelot Drive, NF, NY****Concerning SBL# 106.00-2-13.1****Vacant Land Heffren Drive-22.60 Acres**

There was no one present to represent Mr. and Mrs. Jungier therefore a motion was made by Mr. Kroening and seconded by Mr. Schreader to table this subdivision until the April Meeting, all in favor, motion carried.

Reports:

Chairman- Nothing at this time.

Building Inspector- Nothing at this time.

Attorney-Mr. Billingsley stated that the Town Board adopted the amendments to the Zoning Ordinance in a 3-2 vote. Several issues came up during the Public Hearing. If a property is transferred to a family member, will a new Special Permit or Site Plan be required? There were also questions regarding Agricultural and Markets Laws and how they regulate distilleries.

Reports:

Attorney continued

The passage of these laws ends the moratorium on wineries, meaderies, distilleries, etc. therefore any proposals that have been on hold can now be brought before these Boards.

Board Members- Nothing at this time.

A motion was made by Mr. Sieczkowski and seconded by Mr. Schreader to adjourn the meeting at 8:00PM.

The next meeting of the Planning Board will to take place Monday, April 15, 2019 at 6:00PM, followed by the Zoning Board of Appeals Meeting at 7:00PM.

Respectfully Submitted by
Melinda Olick

A handwritten signature in black ink that reads "Melinda Olick". The signature is written in a cursive, flowing style.