

**Town of Cambria
Planning Board Meeting
October 15, 2018**

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
Roger Schreader, Sr.
Douglas Mawhiney
Michael D. Sieczkowski
Gerald E. Kroening
Garret Meal

Members Absent: No members were absent

Also Present: Randy Roberts, Councilman, Town Board Liaison
Gary Billingsley, Attorney

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

The public hearing notice was read as it appeared in the town newspaper.

Subdivision **Aliza-Dave Edbauer**
PBSD-2018-009 **4715 Plank Road, Lockport, NY 14094**
 SBL# 93.03-1-35, 93.03-1-13, 93.03-1-57
 93.03-1-34, 93.03-1-33, 93.03-1-11.12
 Combine six (6) parcels into 2 (two) parcels

Public Hearing Notice

Minor subdivision combining six (6) parcels commonly known as Tax Map Numbers 93.03-1-35, 93.03-1-13, 93.03-1-57, 93.03-1-34, 93.03-1-33 and 93.03-1-11.12, and consolidate said six (6) parcels into two (2) parcels, the first parcel being an irregularly shaped parcel fronting on Plank Road and Lower Mountain Road containing frontage on Plank Road of approximately 455 feet with a depth of approximately 200 feet and frontage on Lower Mountain Road of approximately 250 feet with a depth of approximately 200 feet, and the second parcel fronting on Carter Drive containing frontage of approximately 466 feet with a depth of approximately 620 feet, said premises being located on the east side of Plank Road between Lower Mountain Road and Carter Drive.

Subdivision- Edbauer continued

Mr. Edbauer was present at the meeting and stated that he would like to subdivide his properties to turn his six (6) existing lots into two (2) lots and in the future he would like to create three (3) one (1) acre lots for his three children, as an incentive for them to stay in the area.

Mr. Edbauer was reminded that any future subdivisions will need approval from this Board.

Public Hearing Open

Pamela Fleming, 4723 Lower Mountain Road, Lockport, NY 14094 stated that she is concerned that Mr. Edbauer will be adding to his existing Solar Arrays. Ms. Fleming stated that the neighbors only get relief from the glare off the Solar Arrays during the summer months when the trees are covered with leaves. She also expressed concern about the number of driveways or access roads on Mr. Edbauer's property that are all currently in use.

Kim Sarles, 4718 Lower Mountain Road, Lockport, NY 14094 stated that she lives across the street from Mr. Edbauer and is concerned about the possibility of three (3) access roads and additional Solar Arrays on Mr. Edbauer's property.

Mr. Amacher reminded those present that this Public Hearing is to discuss the proposed subdivision not Solar Arrays.

Daniel Cudzilo, 71 Brentwood Drive, North Tonawanda, NY 14120 owns 4760 Carter Drive and 4750 Carter Drive was present and expressed concern about what is being proposed and requested clarification.

Public Hearing Closed

Mr. Billingsley explained that the location of one of the driveways on Mr. Edbauer's property was put in place a number of years ago as part of the original Carter Subdivision. At that time a 66 foot "paper road" was put in place to accommodate a future subdivision as a possible road.

According to Mr. Edbauer he has a paved driveway that goes from his house to Plank Road, a gravel driveway from the paved driveway to Lower Mountain Road and an access road that comes off Carter Drive, which will become the driveway and address for his residence if subdivision approval is granted.

Subdivision- Edbauer continued

He explained that he uses all three depending on where he is coming from or where he is going, weather also will often determine which driveway is used. Mr. Edbauer stated that he plans to keep all three driveways.

A motion was made by Mr. Sieczkowski and seconded by Mr. Mawhiney to table this subdivision to allow Mr. Edbauer to provide a survey showing existing Solar Arrays with setbacks from south lot line, all in favor, motion carried.

New Business

Site Plan	Kirk Totten
PBSP-2018-010	5930 Campbell Blvd, Lockport, NY 14094
	SBL# 121.00-2-46.211
	Site Plan

Mr. Totten was present at the meeting and would like to construct a 50'by 80' pole building for personal storage and storage of business inventory. The proposed building will have an asphalt roof, three (3) overhead doors, and a man door on the front of the building facing Campbell Boulevard and a man door on the side. The color of the proposed building will complement existing structures. There are currently no plans for water or an office in this building. Electric will be in place with some outside lighting. The proposed building will have a cement floor with no floor drains.

The proposed building will be used to store personal items including a boat and Mr. Totten's auto graphics work. Except for storage of business inventory the proposed building will not be used for business or have a sign in place. There will be no outside storage, no fuel storage and the dumpster will be located in a fenced area. According to Mr. Tom Shelberg, who provided assistance in the development of this site plan, a loading space will be in place as required by law. Landscaping will be in place, particular attention will paid to maintain the grass drainage swales that currently utilized to drain this and the neighboring properties.

This property is Zoned B-2, Business.

Mr. McCann asked that if this site plan is approved upon completion a final topographical map will be provided to him that demonstrates the grade is level with existing structures and the two drainage swales remain in place.

Site Plan- Totten continued

A motion was made by Mr. Kroening and seconded by Mr. Sieczkowski to declare a negative declaration under SEQR, all in favor, motion carried.

A motion was made by Mr. Sieczkowski and seconded Mr. Schreader to approve this site plan with the following conditions:

- Minimal lighting will be in place
- Final topographical map provided to Mr. McCann, Building Inspector
- No sign
- Dumpster in fenced area
- No business
- No outside storage
- No sales to be conducted from structure
- Premises to be suitably landscaped, all in favor, motion carried.

Consultation Kenneth Jungier
Sub-Division 2196 Lancelot Drive, NF, NY
Concerning SBL#106.00-2-13.1
Vacant Land Heffren Drive-22.60 Acres

Mr. and Mrs. Jungier were present at the meeting, along with Mr. Tim Arlington from Apex Consulting Services who spoke on their behalf. According to Mr. Arlington this 22.60 acre vacant lot was originally purchased by Mr. and Mrs. Jungier to build a house, they have since purchased a house elsewhere and no longer need this lot.

The Board was asked to consider and make tentative recommendations based on the alternative two (2) sketch plans provided. The information will be provided to their real estate agent and potential buyers of the property.

Listed below are a summary of the talking points for each proposal.

Sketch Plan Option 1

- Major Subdivision with over 25-1/2 acre lots
- Federal Wetlands on a portion of the property
- Right-of-way is only 60 feet must be 66 feet
- Several drainage issues that would need to be considered
- Require a considerable amount of money to construct a new road and infrastructure; some lots would not contain required depth; major subdivision could not be granted without applicant first obtaining variance approval from the Zoning Board of Appeals. The granting of such variance would be at the sole discretion of the Zoning Board of Appeals.
- Considered a possible option for a developer

Consultation-Jungier Sub-Division continuedSketch Plan Option 2

- Five (5) lot subdivision each lot to contain approximately 1,100' in depth and between 133' and 152' frontage
- Larger lots-fewer issues with site plan but larger lots higher price per lot
- Would not require a new road
- Considered a possible option for a builder

Additional issues raised by the Board for both Sketch Plans

- Green space must be provided
- Numerous issues with drainage
- Relocation of drainage ditch
- Wetlands

According to Mr. Arlington this information will be considered and utilized in the possible sale of this property.

Reports:

Chairman- There is training for all Board members on Tuesday, October 30, 2018 from 6:00PM-9:30PM at Niagara County Community College; all Board Members should register and plan on attending.

Building Inspector- Nothing at this time.

Attorney- Nothing at this time.

Board Members- Nothing at this time.

A motion was made by Mr. Sieczkowski and seconded by Mr. Mawhiney to adjourn the meeting at 7:54 PM.

PLEASE NOTE THIS CHANGE

The next meeting of the Planning Board is expected to take place Monday, November 19, 2018 at 7:00PM. Following the Zoning Board of Appeals Meeting at 6:00PM.

Respectfully Submitted by
Melinda Olick

