

Unapproved Minutes
Content subject to change

Town of Cambria
Planning Board Meeting
December 17, 2018

The regular monthly meeting of the Planning Board of the Town of Cambria was called to order by William Amacher, Chairman, at 6:00 P.M. He welcomed everyone to the meeting followed by the Pledge to the Flag.

Members Present: William Amacher
Roger Schreader, Sr.
Garret Meal
Douglas Mawhiney
Gerald Kroening
Michael Sieczkowski

Members Absent: None
Also present: Randy Roberts, Councilman, Town Board Liaison Planning Board
James McCann, Building Inspector
Gary Billingsley, Attorney

Chairman requested that Attorney take minutes due to Melinda Olick's inability to attend the meeting.

Motion to approve November minutes by Mr. Kroening, seconded by Mr. Mawhiney.

The Public Hearing Notice was read as it appeared in Town newspaper.

New Business

Minor Subdivision Kenneth Jungier
P-SBD-2018-010 2196 Lancelot Dr, Niagara Falls, NY 14304
vacant lot Heffren Drive
SBL# 106.00-2-13.1
Subdivision

Public Hearing Notice

Minor Subdivision for three (3) lots to be subdivided from premises commonly known as Tax Map No. 106.00-2-13.1 located on the south side of Heffren Drive in the vicinity of 4318 Heffren Drive. The purpose of the request is to subdivide three (3) lots off of the said main parcel commonly known as Tax Map No. 106.00-2-13.1, resulting in four (4) lots to contain between 133.2 feet and 304 feet in frontage and between 1,099.95 feet and 1,111.56 feet in depth.

Public Hearing Open.

Jeffrey Pawlik 5241 Randolph St, Sanborn asked about septic systems for the proposed lots, and whether they could comply with Health Department requirements. He had understood that the Department might not pass any additional systems in this area due to a limit on the number of lots in a subdivision when homes are not connected to public sewers.

Dan D'Angelo 633 Erie Avenue, North Tonawanda stated that he understood that this may have been true in the past, but that David Drust from the Health Department has advised that properly installed sand filter systems do comply. He further understands that the systems for the homes for these parcels would be sand filtered.

Daniel Fiedler 4318 Heffren Dr, Sanborn had a few questions about ditches on the property.

Philip Miller 5282 Subbera Rd, Lockport said a lot of water flows through the property. Discussion regarding ditches and drainage on the property followed.

Building Inspector indicated this was first time he had been made aware that there are possible issues regarding flow of water in area.

Shawn McIntyre 5242 Randolph St, Sanborn said he believed Town had previously said there would be no further development in this area, and that he understood that water in area drained into Bull Creek.

Michael Glona 5270 Subbera Rd, Lockport stated there are issues with water when there is a big downpour of rain.

Mr. Amacher stated that the Highway Superintendent should be consulted.

Mr. D'Angelo said Mrs. Kennedy had originally proposed a larger subdivision, but issue at that time was number of private septic systems permitted in a subdivision.

Mr. Amacher asked if the ditch that runs through the woods is cleared by the Town. The understanding was that the Town only clears the first ten feet or so. Mr. Amacher again stated Board should consult Highway Superintendent.

Jon Rowcroft 5254 Subbera Rd, Lockport stated amount of surface water is so large at times that he has three sump pumps.

Mr. McIntyre asked if a new road would be required. Mr. Amacher said no.

Mr. Miller suggested that a survey map would be helpful.

Mr. Rowcroft asked about the number of proposed lots.

Mr. D'Angelo clarified that he has no interest in the property, and acknowledged that his daughter is the listing agent.

Mr. McIntyre stated that it appeared that Heffren Drive may need to be extended.

Public Hearing closed.

Attorney recommended that drainage plan be requested, and noted that course of Bull Creek cannot be altered. He further recommended that it be clarified whether Heffren Drive needs to be extended.

A motion was made by Mr. Schreader and seconded by Mr. Meal to table application, all in favor, motion carried.

Attorney recommended that due to extent of public interest and due to uncertain timeframe of when application would come back before this Board, that a new Notice of Public Hearing should be given at that time.

New Business

Referral of Site Plan to
Planning Board by
Town Board for
Review and
Recommendation
P-SP-2018-017

Joseph Kausner
4830 Sawmill Rd, Clarence, NY 14032
vacant parcel on Shenk Road
SBL# 134.00-1-1.9

Public Hearing Notice

Request for recommendation by the Cambria Planning Board to the Cambria Town Board regarding applicant's request for Site Plan Review and Approval pursuant to Section 1004 of the Town of Cambria Zoning Ordinance to authorize applicant to reconfigure a subdivision lot on Shenk Road previously approved by the Town Board in 2006 to allow access to the 4th rear lot pertaining to said premises located in a Planned Development District (PDD).

Michael Metzger of Metzger Engineering represented applicant at the meeting. He explained that when the PDD Site Plan was originally reviewed, that four lots were approved, with only three having access to road frontage. Applicant is proposing that the frontage for the three lots with road frontage each be reduced by ten feet, thus creating a thirty feet strip for access to the fourth lot.

Public Hearing Open.

Victoria Eberle 3059 Shenk Rd, Sanborn had questions concerning the location of the lots and their configuration.

Ms. Eberle confirmed back parcel is currently landlocked. If Town grants request, it would have access to Shenk Road. It would not have access to Tyler Road.

Mr. Amacher recommended that applicant consider an oversized water line, and that adequate access for firefighting equipment be provided.

Attorney asked for confirmation that the original frontage for each of the three lots containing frontage on Shenk Road was 105 feet, and that if application were granted, would road frontage for each of the three lots be reduced to 95 feet? Applicant's representative answered yes.

Ms. Eberle asked whether there would be any access to Tyler road. Applicant's representative answered no.

David Johnson 3030 Tyler Rd, Sanborn had a question about lot sizes. Mr. Amacher explained that the lots can be whatever size is approved by the Town Board as part of any PDD rezoning, and that the homes that would be constructed on the lots would be connected to public sewers. This was also confirmed by applicant's representative.

Ms. Eberle had a question about the sizes of the residences, and Mr. Amacher stated they had to be at least 1,000 square feet.

Public Hearing closed.

It was clarified that applicant was requesting revision of the site plan previously approved.

Mr. Meal asked whether Board could approve lot with frontage less than that required by the Zoning Ordinance. It was explained that it could if the property was zoned PDD.

Mr. Schreder asked where the thirty foot strip would be located. Applicant confirmed it would be on the west side.

A motion was made by Mr. Schreder and seconded by Mr. Mawhiney to recommend that the Town Board approve the Site Plan, and that it consider requiring an oversize waterline and making provision for adequate access for firefighting equipment all in favor, motion carried.

Site Plan Aliza and David Edbauer
PBSD-2018-016 4715 Plank Road, Lockport, NY 14094
 SBL# 93.03-1-13

No one appeared on behalf of the applicants either with respect to their request for Site Plan Review or for their prior Subdivision request.

A motion was made by Mr. Schreader and seconded by Mr. Kroening to table both the application for the subdivision and the site plan Review. All in favor, Motion carried.

Reports

Chairman - Nothing at this time.

Randy Roberts – Will keep Board advised regarding pending Solar Farm application, any further meetings and the status of the Article 10 proceeding. There is nothing further report regarding this application at this time.

Attorney – Nothing at this time.

Building Inspector – Nothing at this time.

Board Members – Nothing at this time.

The next meeting of this Board will take place Monday, January 28, 2019 at 6:00 PM, followed by the Zoning Board of Appeals Meeting at 7:00 pm

A motion was made by Mr. Schreader and seconded by Mr. Kroening to adjourn the meeting at 6:40 PM. All in favor, motion carried.

Respectfully submitted by
Gary Billingsley

