

**Town of Cambria
Planning Board Ragnar Special Meeting
September 23, 2019**

The special meeting of the Planning Board of the Town of Cambria was called to order by William J. Amacher, Chairman, at 6:00PM. Everyone was welcomed to the meeting, followed by the Pledge to the Flag.

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

Members Absent: Garret Meal

Also Present: Gary Billingsley, Attorney
Randy Roberts, Councilmen, Town Board Liaison
James McCann, Building Inspector

Site Plan **Carol Ragnar**
PSP-2019-004 **5074 Oakwood Drive, North Tonawanda, NY 14120**
 Concerning SBL# 107.00-1-7.22- 4596 Thrall Road
 Construction of Residence in the Escarpment District

Ms. Ragnar and her builder Ron Seiler from R. S. Seiler Homes were present at the meeting. Ms. Ragnar stated that she would like to build a single family residence on her lot located at 4596 Thrall Road in the Escarpment District. The lot is approximately 104.07' by 201.55' which is considered an undersized lot but allowed due to creation in 1984 prior to the current Zoning Ordinance. The proposed house will be 2,000 square feet including the garage and 1,650 square feet excluding the garage. The septic tank will be located in the front yard and utilize a sand filter and has already been approved by the Niagara County Health Department. Mr. Seiler will provide a copy of the approval letter to Mr. McCann. The pond in the front yard will be shared by Mrs. Ragnar and Mr. Foe. There will be roughly 28' on each side of the house. The utilities will be buried underground. There are no drainage issues with this lot a swale takes the run off towards Lower Mountain Road.

Ragnar Site Plan Continued

A motion was made by Mr. Schreader and seconded by Mr. Mawhiney to waive the Public Hearing, all in favor, motion carried.

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. Schreader and seconded by Mr. Sieczkowski to approve this Site Plan, all in favor, motion carried.

Reports

Chairman- Nothing at this time.

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. Schreader to adjourn the meeting at 6:20PM.

The next regular meeting of the Planning Board will take place Monday, October 21, 2019 at 7:00PM.

Respectfully Submitted by
Melinda Olick