

June 19, 2006

The PLANNING BOARD of the TOWN of CAMBRIA held a Work Meeting at 7:00 P.M. for the purpose of discussing **06-03 Green Acres Subdivision** and **06-04 Willow Creek Patio Homes Subdivision**.

Members present: William Amacher, Chairman
Norman Human, Jeffrey Hurtgam, John Phillips, Thomas Willett
Also present: Clifford Burch, Building Inspector
Gary Billingsley, Attorney
Robert Klavoon, Wendel Duchscherer, Eng.
Kenneth Zollitsch, Greenman-Pedersen, Inc., Eng. for Willow Creek Sub.

Chairman said a meeting was held on June 2, 2006 at the Town Hall for the purpose of discussing some issues regarding Willow Creek Patio Homes with the following in attendance: William Amacher, George Bush, Clifford Burch, Donald Lane, Gary Billingsley and two representatives from Greenman-Pedersen Eng.

Some issues discussed this evening were:

Willow Creek Patio Homes P.D.:

Fees in lieu of green space - Mr. Klavoon said there are different ways of doing this, could charge a fee per lot at time of approval, or if the subdivision is done in phases, a fee per lot by phases.

Mr. Phillips said some of this money from fees could possibly be used for recreation projects in the town. Our town has property on Upper Mountain Road set aside for a park and money could be used for that purpose.

In the past and present, most of the development has been on existing road frontage.

Mr. Klavoon said there are agencies that must review the Willow Creek project, some of which are: D.E.C., Army Corps of Engineers, Dept. of Agriculture and Markets. We need a coordinated review on Willow Creek and Mr. Klavoon will see if one is needed on Green Acres.

Lead Agent – Mr. Klavoon will discuss with Randy Roeseler and Edwin Shoemaker, Town Attorney, if the Town Board will be lead agent on Willow Creek Patio Homes Sub. There are time frames involved. Notices must be sent out to the different agencies who have 30 days to respond.

Drainage – Mr. Mac Swan is concerned about drainage on both projects.

Health Department issues on Green Acres. The application before the Planning Board is for a total of eight (8) lots. There is the possibility of further subdividing within these eight lots in the future. If there are further divisions, the individual purchasing a lot would have to go back to the Health Department for approval. If purchasing five acres or more, it may not be necessary to contact the Health Department.

It was said if Highway Superintendent is satisfied with the plans as presented, may proceed with the next step.

The responsibility for cleaning the ditches in Green Acres would be up to the applicant. The water in this subdivision flows in a northerly direction.

Planning Board may now proceed with public hearings on both subdivisions.

Chairman said he sent a check to the Cambria Fire Co. in memory of former alternate board member, Gerald Machajewski, who passed away recently. Board members, building inspector, attorney and secretary were included in this donation.

Meeting adjourned at 7:45 P.M.

Respectfully submitted,

Marjorie E. Meahl, Rec. Secy.

Minutes approved: _____