

November 20, 2006

The regular monthly meeting of the PLANNING BOARD of the TOWN of CAMBRIA was called to order at 8:00 P.M. by William Amacher, Chairman, followed by the Pledge to the Flag.

Members present: William Amacher, Chairman
Norman Human, Jeffrey Hurtgam, John Phillips, Thomas Willett
Also present: Clifford Burch, Building Inspector
Donald Lane, Deputy Building Inspector
Gary Billingsley, Attorney

A motion was made by Mr. Phillips and seconded by Mr. Willett to approve minutes of meeting of October 16, 2006 as presented. Unanimously approved, motion carried.

Building Inspector reported that Joseph Critelli, owner of Parcel No. 8 in the Green Acres subdivision, would like to subdivide a lot from this parcel. The dimensions of the proposed new lot are 200 feet in width by 862 feet in depth located on the south side of Parcel No. 8, next to the proposed right-of-way which is between Lots No. 7 and 8. He said the purchaser is anxious to get started building before the ground freezes. Public Hearing could be scheduled for next month. There appears to be no drainage problems on this proposed lot.

The December Planning Board meeting will be held at 7:00 P.M. on December 18th.

Building Inspector has some issues to be considered when updating the Subdivision Regulations:

1. Exemptions on subdividing of property using the 1965 date - A piece of property could be divided three times (4 parcels) and four homes could be built before requirement of subdivision. Could build more than one home per year. Could be problems with drainage and septic systems. It was suggested to eliminate the exemption process and every lot be treated as a one-lot subdivision and requirement of applicant to come before the Planning Board and a public hearing on each lot.
2. At present, the original sub-divider pays \$200.00 fee per lot as a recreation fee in lieu of green space. In large sub-divisions (example – Green Acres subdivision), when re-subdivided, is another \$200.00 fee per lot for recreation required?
3. Divide one lot per year or go to a major subdivision?
4. Suggested elevation contour lines be included on drawings.
5. Recording of lots at County Clerk's office - In the past there have been occasions when someone buys a lot, has it recorded at the County Clerk's office, then information comes to the town and find out there is a problem. The building permit can be denied until subdivided properly.

Building Inspector was asked to check with other towns in the vicinity and see if they have had this same problem.

Chairman reported an application has been received from David Cloy to construct a large pond on his property. This application will go to the Zoning Board.

Chairman asked board members to review the Draft for Subdivision Regulations as prepared by Wendel Engineering. The Town Supervisor would like some input prior to the December Town Board meeting.

A special meeting is scheduled for Monday, December 4th, to discuss the Draft.

Representatives from Wendel Engineering and Cambria Town Board will be invited to join the Planning Board for discussion on the Draft of Subdivision Regulations.

Attorney had nothing to report this evening.

Mrs. Margaret Badger Magno was present this evening on behalf of her mother, Rosemary Badger, and said they have a buyer for property on Budd Road. Currently they own 14.1 acres and would like to divide the parcel into two lots, one being approximately seven (7) acres fronting on Budd Road and the other approximately six (6) acres fronting on Plank Road. The buyer would like to build a one-story home on the Budd Road parcel which is "L" shaped.

A public hearing will be scheduled for Monday, December 18th at 7:00 P.M.

A motion was made by Mr. Willett and seconded by Mr. Hurtgam to adjourn at 8:50 P.M.

Board members completed vouchers for this year.

Respectfully submitted,

Marjorie E. Meahl, Rec. Secy.

Minutes approved: _____