

April 2, 2007

A Special meeting of the PLANNING BOARD of the TOWN of CAMBRIA was called to order at 6:00 P.M. by William Amacher, Chairman, followed by the Pledge to the Flag.

Members present: William Amacher, Chairman  
Jeffrey Hurtgam, John Phillips, Thomas Willett  
Douglas Mawhiney, alternate  
Gerard Buzzeo, alternate  
Member absent: Norman Human  
Also present: Clifford Burch, Building Inspector  
Donald Lane, Deputy Building Inspector  
Gary Billingsley, Attorney  
Robert Klavoon, Wendel Duchscherer, Eng.

The Notice of Public Meeting as it appeared in the Lockport Union Sun and Journal is as follows:

Please take notice that the Town of Cambria Planning Board will hold a Public Meeting on the 2<sup>nd</sup> day of April, 2007 at 6:00 P.M. at the Town Hall, 4160 Upper Mountain Road, Sanborn, New York, for the purpose of considering the Application of **CASTLETON DEVELOPMENT, LLC.**, 8300 Black Walnut Drive, East Amherst, New York 14051 for a site plan review and approval for use of premises in the vicinity of Shenk Road containing approximately six (6) acres for the purpose of permitting construction of twenty-four (24) single-family patio homes to be known as Willow Creek Patio Homes Subdivision, and for making a recommendation to the Cambria Town Board regarding same, pursuant to the provisions of the Cambria Zoning Ordinance regulating permitted uses in the Planned Development District of the Town of Cambria, together with such other business as may come before the Board.

#### **07-04 WILLOW CREEK SUBDIVISION**

Mr. Thomas Plotar, P.E., Greenman Pedersen, Inc. representing Castleton Development Corp. and other persons were present on behalf of Willow Creek Subdivision, to be located in the vicinity of Shenk Road, Sanborn, N.Y. 14132.

The purpose of this meeting is for site plan review and approval for construction of a twenty-four (24) lot subdivision on approximately six (6) acres in the vicinity of Shenk Road; and to make recommendation to the Town Board on this project .

Mr. Plotar said, per discussion with Mr. Mac Swan, Highway Superintendent, regarding the plowing of snow in cul-de-sac, area could remain green and could plow the snow into center portion of green area.

There were no concerns expressed by the board members.

Per letter dated April 2, 2007 from Mr. Klavoon, Wendel Duchscherer Eng. has completed the review of the subdivision plans for Willow Creek Subdivision and recommends approval with three conditions:

1. Applicant and engineer are required to address all comments by interested agencies during the SEQR process.

2. A LOMR application must be sent to FEMA to map the limits of the newly defined 100 year flood plain. Wendel Eng. will recommend final subdivision approval to the Town of Cambria Town Board after FEMA and the NYSDEC have reviewed and approved the LOMR application.
3. Prior to construction, five (5) complete sets of final drawings must be submitted to the Building Department, ( two (2) sets to Wendel and one set each for the Building Dept., Water and Sewer Dept. and Highway Dept.). In addition, one set of reproducible mylars and a CD containing the design files in AutoCAD format to be sent to Wendel's office.

Counsel recommended referring to the previous recommendations for 58 patio homes by Willow Creek Patio Homes subdivision on this same property, 18 acres, dated September 1, 2006, which has been withdrawn. He said the revised plan is for twenty-four (24) single-family residences on six (6) acres which is not inconsistent with previous plans. A few changes were recommended.

1. The Town Board to establish a fee per lot to be used for recreation purposes, recommended \$750.00 per lot to be paid prior to filing of Final Plat;
2. Public easements for maintenance of drainage in pond, rear yard and perimeter areas to be granted to Town of Cambria as recommended by Town Engineer, with individual property owners to be responsible for regular maintenance of drainage and pond areas;
3. Require **three (3) street lights in this subdivision, namely, near Sherk Road intersection, in the vicinity of lots No. 4 and 5, and in the vicinity of the cul-de-sac;**
4. Subject to Town Board review under SEQR;
5. Side yard setbacks to be 10 feet from property line; front yard setbacks to be between 25' and 30' as per plans;
6. Applicant to confirm that future homes will be single family, single story, with full value assessments of 100%;
7. No accessory buildings should be permitted in this subdivision;
8. In-ground swimming pools only to be permitted;
9. Subject to Niagara County Health Department approval and Niagara County Sewer District approval;
10. Infrastructure to be completed before any dwelling units are constructed, other than construction of a model home, if approved by the Town board;
11. Applicant to pay reasonable fees for engineer's cost of reviewing documents, etc.; and

12. Town Board to consider any further revisions to the **March 30, 2007** Site Plan as recommended by the Town Engineer.

Building Inspector – if fences and gates are installed, they are to meet State code.

Deputy Building Inspector asked applicant if they plan to fence the entire property? He said there is a bike path nearby.

Mr. Plotar said there is a creek that could act as a boundary on this property.

This revised subdivision will consist of twenty four (24) single family, ranch-type residences. There will be no basements.

A motion was made by Mr. Phillips and seconded by Mr. Mawhiney that the Town of Cambria Planning Board recommends approval of the twenty-four (24) lot subdivision, to consist of single-family homes, to be known as Willow Creek Subdivision, in the vicinity of Shenk Road, subject to conditions as modified from September 1, 2006 recommendations. Unanimously approved, motion carried.

The board would like the developer to submit a site plan for the proposed model home to be placed on Lot No. 1 on Saunders Settlement Road.

Mr. Vincent Beiter thanked the board for their patience, input and time spent on the proposed Willow Creek Subdivision.

#### REPORTS:

Chairman –

1. Gave board members a copy of letter pertaining to a training meeting to be held by Wendel-Duchscherer/New York Planning Federation on Tuesday, May 8, 2007 in the Village of Angola.
2. College dormitories in vicinity of N.C.C.C.
3. HSBC Technical Services – no paper work has been received as of this meeting. Chairman requested the alternate board members come to future meetings on this issue.
4. A copy of Notice of Public Hearing was given to board members for meeting of the Town Board on Thursday, April 12, 2007 to hear and consider adoption of new Subdivision Regulations, General Town Specifications and Public Improvement Permit (PIP) Regulations for the Town of Cambria, etc.

Mr. Phillips asked if there is anything included in Zoning code for Cluster Development?

A motion was made by Mr. Willett to adjourn at 6:30 P.M.

Planning Board Special meeting

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April 2, 2007

Respectfully submitted,

Marjorie E. Meahl, Rec. Secy.

Minutes approved: \_\_\_\_\_