

January 22, 2007

The regular monthly meeting of the PLANNING BOARD of the TOWN of CAMBRIA was called to order at 6:30 P.M. by William Amacher, Chairman, followed by the Pledge to the Flag. Because of a storm on the regular meeting night, January 15th, the meeting was cancelled and re-scheduled for this evening. Mr. Amacher introduced the new alternate board members: Gerardo Buzzeo and Douglas Mawhiney.

Members present: William Amacher, Chairman
Jeffrey Hurtgam, Thomas Willett
Gerardo Buzzeo, alternate
Douglas Mawhiney, alternate
Members absent: Norman Human, John Phillips
Also present: George Bush, Councilman
Clifford Burch, Building Inspector
Donald Lane, Deputy Building Inspector
Gary Billingsley, Attorney
Robert Klavoon, Wendel Engineers

One correction was made to the minutes of December 18, 2006. On page 2 “Badger” should be “motion was made by Mr. Phillips”

A motion was made by Mr. Hurtgam and seconded by Mr. Willett to approve minutes of meeting of December 18, 2006 with correction noted. Unanimously approved, motion carried.

A motion was made by Mr. Willett and seconded by Mr. Hurtgam to approve the following Resolutions:

1. John Phillips appointed as Vice Chairman for the year 2007.
2. Applications to Planning Board must be received by Building Inspector or Town Clerk by the end of the first business day of the month.
3. The Cambria Planning Board is declared Lead Agent with regard to SEQR for all Subdivisions and Business Site Plans.
4. Planning Board meetings shall be held on the third Monday of the month.
5. The Chairman is authorized to update forms and other procedures as necessary.

Unanimously approved, motion carried.

2007-01 (1-04-07) Site Plan Review for owner, **Francis Barone**, 4654 Baer Road, Ransomville 14131
Applicant: Mulvey Construction Co. for **Cambria Contracting Co.**
Address of site: 5045 Lockport Road, Lockport, N.Y. 14094

Timothy Arlington, P.E. representing Apex Consulting, Survey & Engineering Services,
P.C. and
Tim Mulvey representing Mulvey Constructing Co. were present at this meeting.

The following have been submitted: Application for Site Plan Approval and Agreement, Short Environmental Assessment Form, Agricultural Data Statement, copy of portion of town map, copy of letter to Mr. Burch, Building Inspector, dated Jan. 5, 2007 regarding proposed project, namely, construction of a vehicle storage building, and Site Development Plans dated January 4, 2007, consisting of Layout / Utility Plan, Grading Plan and Site Details.

Mr. Arlington said Cambria Contracting wishes to have constructed a metal building, 15,000 square feet at the rear of existing office building. New building to be used for storage of equipment. They plan to use the same entrance from Lockport Road. There will be a loading dock on one end of this proposed building. Water service, one (1) inch line will be connected from existing building. A new gas service will be installed in this building.

Per Mr. Arlington, Niagara County Planning Board has given conditional approval on this proposal. Less than one (1) acre of land will be utilized. There is natural drainage and will utilize existing swales to the road. The existing berm will be moved back. A 500 gallon oil/water holding tank will be installed to collect interior waste water from trench drain, which will require pumping out on a regular basis. A 1,000 gallon concrete holding tank is proposed for the sewage system. Propane tank in the ground now but natural gas will be installed.

With this new building, excavators and crusher machines can be put inside to repair. Floor will be six (6)'' concrete. Building will be constructed of concrete blocks and almost the same color as existing building. Doors will be in the back of the building. Building will be 22' high at the peak, 4 doors 16' wide, 2 doors 18' wide and 2 doors will be 22' wide.

They have an agreement with Niagara County Highway Department in regard to the roadside drainage ditch and feel there is plenty of capacity.

Mr. Klavoon asked if they plan to expand to the east or west in the future? Mr. Mulvey said there are no plans for expansion that he is aware of. The existing berm will be removed and a new one constructed which will be the same size as present one.

Mr. Arlington said grades are okay.

The proposed new sign will be 4 feet by 8 feet, ground-lit and made of all masonry.

Health Department approval on the holding tank has not been received as of this meeting per Mr. Mulvey.

A motion was made by Mr. Willett and seconded by Mr. Hurtgam to declare **negative declaration under SEQR** on application of Barone/Mulvey. Unanimously approved, motion carried.

A motion was made by Mr. Willett and seconded by Mr. Hurtgam to **approve** application for Site Plan Approval to Francis Barone, owner, and Mulvey Construction Co., applicant, for Cambria Contracting Co., to construct a 15,000 square foot warehouse building for storage of vehicles on property located at 5105 Lockport Road, Lockport, N.Y. 14094, per plans submitted, contingent on Health Depart-

ment approval of holding tank and to erect a 4' by 8' ground-lit sign as proposed. Unanimously approved, motion carried.

2006-15 Site Plan Review for Pilgrim Holiness Church, 4157 Cambria-Wilson Road, Lockport 14094

Rev. Daniel Smith, Pastor of the aforementioned church, was present at this meeting and has submitted the following: Application for Site Plan Approval and Agreement, Short Environmental Assessment Form, Agricultural Data Statement, 1 copy each of 2 survey maps and sketch of inside of chapel.

Rev. Smith said they are holding services in the former windmill shop, a 30' by 40' structure. The chapel is 26' by 30', east side is a classroom for instruction and a restroom, handicap accessible, with a proposed 1,000 or 1,500 gallon septic tank. On the north side is an old greenhouse. There is facility for a maximum of 60 people and enough parking for twenty (24) vehicles on the property. On the north side of the chapel can park 16 vehicles and 8 on the south side of building. Also, can park vehicles on the east side of the home if necessary.

Applicant said at present there are three or four families. They have a high-efficiency furnace. If necessary, the restrooms in his home can be used.

Rev. Smith said they currently have the following services: Wed. 7:00 P.M. to 9:00 P.M., Sun. 10:30 P.M. to 12:00 P.M. noon, Sun. evening 7:00 P.M. to 9:00 P.M. – regular meetings. He said there are times throughout the year when they may have special meetings, a singing group or a speaker, which could be any night and last about 1-1/2 to 2 hours.

They would like to have a 12 square foot sign, which has not been designed as of this meeting. He said they have a gravel driveway and no plans at the present time to pave the driveway or parking area. They will put in some ground asphalt to make a more solid foundation. Parking area will be striped and will have two (2) handicapped parking spaces which will be approximately 20' from the entrance door. Driveway will loop around the back. There is space for 8 vehicles next to Rev. Smith's home which is located south of the chapel. He said they would like to have another driveway and would require another culvert and this issue would have to be discussed with the State.

The Niagara County Planning Board has reviewed this application and the comments they made have been addressed.

The Niagara County Health Department has been involved with the septic system and need their approval for same and neighbor to the east requested a twelve (12)' fence.

Rev. Smith said the neighbor has planted approximately 80 cedar trees along the property line.

In regard to the parking lots, there appears to be no problem with the water run-off. There is a drainage ditch along Cambria Wilson Road and goes through Muck's property to the north of the chapel.

It was asked about the old frame garage north of the church

Rev. Smith said they plan to put siding on that building in the Spring. Some ornamental landscaping will be put in. A sign will be put up. He said he would like to plant some fruit trees on the east side of the property.

There will be no outside services but in the Summer and Fall months might have a camp fire at prayer meetings.

Counsel recommended, if site plan is approved, there shall be no on-street parking and any signs would have to be placed on private property. Also asked about exterior and security lighting?

Rev. Smith said there will be a front and back light in parking lot when there are activities going on.

A motion was made by Mr. Willett and seconded by Mr. Hurtgam to **approve** Site Plan of Pilgrim Holiness Church as submitted with conditions:

1. Niagara County Health Department must approve septic system.
2. Property to be appropriately landscaped.
3. There will be twenty four (24) parking spaces.
4. There shall be no on-street parking.
5. Any signs are to be placed on private property.
6. Necessary lighting.
7. Hours of operation as stated in Site Plan and occasional special meetings.

Unanimously approved, motion carried.

2007-02 (1-24-07) Site Plan for Cambria Volunteer Fire Co., Inc., 4631 Cambria Wilson Road, Lockport, N.Y. 14094

The following have been submitted: Application for Site Plan/Special Permit, Short Environmental Assessment Form, Agriculture Data Statement and copy of survey.

This request is for a dog show to be held in July 2008 by the Niagara Falls Kennel Club on the property of Cambria Volunteer Fire Co. for four (4) days, Thursday through Sunday noon, and they need a permit. There could be 200 – 300 people and also probably many area people as well attending this event. They are planning for about 80 trailers and many dogs. The events will run from about 8:00 A.M. to 4:00 P.M. and the only thing in the hall will be the people eating.

Mr. Lane said the trailers will have holding tanks. The Fire Co. will have their tank, 1500 gallons, pumped out the day before the show people arrive and they may use that facility before they leave the premises. This event is an international agility show. There will be a parking fee for each trailer and there also will be concessionaires on the grounds.

Mr. Buzzeo asked if portable potties would be available? Answer was “yes”, these facilities will be available.

The people in trailers probably will have holding tanks that last 4 days and those that travel long distance, would need to dump them before leaving.

A motion was made by Mr. Willett and seconded by Mr. Hurtgam to declare **negative declaration under SEQR** on application of Cambria Volunteer Fire Co. for Site Plan and Special Permit to allow four (4) day dog show on property of the fire company. Unanimously approved, motion carried.

A motion was made by Mr. Willett and seconded by Mr. Buzzeo to **approve** application of Cambria Volunteer Fire Co. for Site Plan approval and Special Permit to have a four (4) day dog show sponsored by the Niagara Falls Kennel Club in July 2008 and that applicant fill out all of the necessary forms. Four board members voted “aye”. Mr. Mawhiney abstained because of conflict of interest. Motion carried.

REPORTS:

Chairman – Memo received from Niagara County Center for Economic Development dated January 2, 2007 Re.: New York State Dept. of State Training to be held on Wednesday, February 28, 2007 at Niagara County Community College. Recommend all board members attend this training session. Board members to complete registration and forward to Mr. Burch or Mr. Lane.

New Draft of Subdivision Regulations passed out noting proposed changes. One major concern is Recreation Fees to be charged on Major subdivisions and also on Minor subdivisions.

Mr. Bush feels fees should be charged on all new construction. Fee schedule? When should the fee be paid?

Chairman feels fee should be paid before application is approved by the Planning Board. This is the final draft.

The February Planning Board meeting will be held at 7:00 P.M. on Monday, February 26, 2007.

Building Inspector – Mentioned about proposed HSBC Data Center, article in the newspaper.

Attorney – nothing to report this evening

Board members –nothing to report this evening

A motion was made by Mr. Hurtgam to adjourn at 7:55 P.M.

Respectfully submitted,

Marjorie E. Meahl, Rec. Secy.

Minutes approved: _____