

July 16, 2007

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. He welcomed everyone to the July meeting followed by the Pledge to the Flag.

Members present: William Amacher, Chairman  
Norman Human, Jeffrey Hurtgam, John Phillips, Thomas Willett  
Gerardo Buzzeo, alternate  
Douglas Mawhiney, alternate  
Also present: George Bush, Councilman  
Donald Lane, Deputy Building Inspector  
Gary Billingsley, Attorney  
Dana Brawn, Wendel Duchscherer Eng.

Minutes of meetings of June 25, 2007:

One addition was made to the minutes of Regular meeting, Page 3, fourth paragraph, as stated by Mr. Buzzeo, in regard to the placement of signs "he recommends review by D.O.T. in the placement of signs so as not to interfere with traffic patterns to prevent a possible hazard".

A motion was made by Mr. Phillips and seconded by Mr. Willett to approve minutes of regular meeting of June 25, 2007 with addition and minutes of the Special meeting as presented. Unanimously approved, motion carried.

**07-12 DAVID C. and JANICE L. WILSON**, 4756 Chestnut Road, Newfane 14108, have submitted the following: Application for Subdivision Review, Request for Minor Subdivision Approval, Short Environmental Assessment Form, Agricultural Data Statement and two copies of portion of town map and copy of map which hi-lights their proposed lot from their farm (formerly Parker farm) on Ridge Road.

Mr. Wilson was present at this meeting and said they have sold the farm and are keeping a lot from it and wish to build a home on it. The address will be 5032 Ridge Road, Lockport 14094.

A motion was made by Mr. Willett and seconded by Mr. Human to waive the public hearing on application of David and Janice Wilson for a one-lot minor subdivision on property located on the south side of Ridge Road. Unanimously approved, motion carried.

Mr. Lane said there appears to be no problem with drainage on this lot.

The dimensions are 172.9' frontage, 170' on the west side at the back, depth 370' on one side, 200' on other side because the lot is L-shaped.

A motion was made by Mr. Willett and seconded by Mr. Phillips to declare **negative declaration under SEQR** on application of David and Janice Wilson. Unanimously approved, motion carried

A motion was made by Mr. Hurtgam and seconded by Mr. Human to **approve** application of David C. and Janice L. Wilson for a one-lot minor subdivision located at 5032 Ridge Road, Lockport 14094. Dimensions of lot are 172.9 feet frontage, depth on west side is 200 feet and on east side is 370 feet, an L-shaped parcel. Unanimously approved, motion carried.

**2007-07 NIAGARA COUNTY COMMUNITY COLLEGE**, 3111 Saunders Settlement Road, Sanborn 14132  
Special Permit for new signage - Public Hearing held on June 25, 2007 – action tabled because board would like additional information from D.O.T. relative to placement of the signs.

A representative of Studio i5 was present at this meeting and submitted the following:

1. Main Identification on Route 31
2. Sign Type 1. base details (revised 7/10/07)
3. Main ID Site Location Rt. 31 (revised 7/16/07)
4. Sign Type 1.1 Secondary Main ID (revised 5-03-07)
5. Sign Type 1.1 base details “ “
6. Secondary ID Site Location . Rt. 429 (revised 7/16/07)
7. Sign Type 1.1 Secondary Main Id “ “
8. East Site Location Rt. 31 “ “
9. Exterior Location Plan (revised 7/09/07) Site Concept Plan Draft

She said new signs will be: 50 feet off of edge of the road, 80’ from center line, 47’ from right-of-way at main entrance on Route 31. Signs will be 73’ from center, 40’ from right-of-way and 61’ from edge of the road at west entrance on Route 429. Proposed driveway, east entrance on Route 31, will be 80’ to the front of sign, 43’ back from the right-of-way and 50’ from edge of the road..

Mr. Dragich, representative of NCCC, said he believes Route 31 right-of-way is 66 feet or may be larger.

Dana Braun from Wendel Eng. received a fax from State of New York, Department of Transportation, dated July 16, 2007, Re: SEQR/SITE PLAN REVIEW for Niagara Community College Student Housing and Signage Plan. Part of that letter stated:

1. “Traffic generated from the proposed development will not have a significant impact on the State Highway System.
2. If any of the signs are located within the State Right-of-Way, then the proposed location should be revised so that the entire sign is located outside of the State Right-of-Way.
3. A NYS DOT Highway Work Permit will be required for any work within the State Highway Right-of-Way and additional site engineering review will be done as part of the Highway Work Permit process.”

Mrs. Braun said that Wendel Engineering, Studio .i5 and D.O.T. have been working together on this sign issue.

Mr. Phillips asked if D.O.T. had seen the new signs? The representative of studio i5 said she did not know if D.O.T. had seen them.

Mr. Phillips asked how close to the existing signs will the new signs be?

Mr. Dragich said the new signs will be located approximately in the same location as existing ones. They will be a full car length behind the Stop line.

On Route 31, main entrance, the top of arch will be 124” in width, panel, within the cement walls, and total width including concrete walls, is 189”, actual panel width is 122” by 72” in depth.

Mr. Human asked if there is a Stop sign at all of the entrances and answer was “yes”.

It was said there will be three (3) entrances if project is approved, which will be on the college property.

Counsel said the Niagara County Planning Board recommended the Application for Site Plan and drawings go to the Town of Cambria for local determination and that a Special Permit be obtained.

A motion was made by Mr. Willett and seconded by Mr. Phillips to declare **negative declaration under SEQR** on application of N.C.C.C. for new signs on subject property. Unanimously approved, motion carried.

A motion was made by Mr. Willett and seconded by Mr. Hurtgam to **approve** application for Special Permit to Niagara County Community College for new signage with additional figures as submitted at this meeting as follows:

Route 31 (main entrance) sign to be:	50’ from edge of the road 80’ from center of the road 47’ from right-of-way
Route 429 (west entrance) sign to be:	73’ from center of the road 40’ from right-of-way 61’ from center line of entrance driveway
Proposed driveway (east entrance on Rt. 31) sign to be:	80’ to the front of sign 43’ back from the right-of-way 50’ from edge of road

Counsel said in the Notice of Public Meeting for the Planning Board to be held on July 23, 2007, for NCCC to install new signage, the Planning Board has made its determination this evening. He said he did not know at the time of preparing the notice that the board would make a motion to approve this evening.

#### **07-11 STUDENT HOUSING VILLAGE CORP., 3111 Saunders Settlement Road, Sanborn 14132**

Mel Farmer, Project Manager, Stantec Consulting Services, Inc., said they confirm that they will provide utility corridor for sewer and water, for this project to Route 31. Also, pertaining to the parking lots, they will be squared off and there will be a buffer with more lawn area.

Counsel read a letter dated June 28, 2007 from George Bush, Councilman, to Bassam Deeb, Vice President of Student Services. He stated some recommendations, namely, change the location of the Student Housing building to the southeast area of NCCC campus and subdivide a twelve (12) acre area with a 66’ wide road entrance from Route 31, and then gave advantages 1 through 9, copy of letter on file.

Mr. Deeb said all areas of the property were considered and found the northeast corner to be the best suited for the building because:

1. Services available to the students
2. Prime issue is proximity to the college, especially to “G” building, book store, food service, access to “H” building
3. Parking facilities
4. Dining facility
5. Do not want to piece facilities if more phases are possible
6. Soccer fields are located on the east side and plan to expand on them
7. College has a master plan with a new road proposed in it
8. Southwest area is occupied by other facilities
9. Service facility for athletic complex
10. Add to existing parking lot if necessary
11. Want to stay away from southwest and northwest sides
12. Utilities’ corridor established
13. Twelve (12) acre parcel has been conveyed from the County to the Student Housing Corp.
14. Distant from any residential areas

Mr. Phillips asked about the environmental issues of the Federal wetlands? Will we receive correspondence from Corps of Engineer on this issue? It was said the Corps of Engineers agreed with delineation of wetlands and plans were modified to keep away from the wetlands.

Building was impacting on the wetlands and with new design, pulled away from wetlands. Issue went away by moving the building to the east per Mr. Farmer.

Third road proposed on campus property.

Does the Planning Board have any jurisdiction on the third road and answer was Planning Board has no jurisdiction.

Johanna Gray asked about the stream running through college property? Where does it go?

It was said the drainage ditch goes along the property line in a north-south direction. It is being avoided by the project.

Mrs. Nacca said she mailed out approximately 500 surveys to people on Hoover Road, Baer Road, Townline Road, etc. All of these roads are main entrances that would bring people into the college, a potentially hazardous situation as far as traffic is concerned.

Chairman said the Planning Board has no control over that issue and any concerns should be addressed to the Town Board.

It was said 306 beds should alleviate some of the traffic.

Mrs. Braun said she has been in contact with DOT regarding traffic generated and feels the student housing will not have impact on the highway, will reduce commuter traffic by students living on campus. She said they will work with applicant on issues that were mentioned in the June 25<sup>th</sup> meeting.

Mr. Human inquired about taking care of different services such as fire company and ambulance which are all volunteer. Emergency calls will be taking people from their jobs.

Mr. Deeb said they have had meetings with the local fire departments and emergency response team and feel they can work with them. He said there will be more meetings in the future. They are working with different components. College is going through an approval process. Mr. Deeb said we have to go through Site Plan Review after approval of the variance.

Counsel said there have been informational meetings with the fire companies.

Applicant said when they are further along in the process, then will meet with the fire companies again. If the board makes a negative declaration, then the Zoning Board is in a position to act on applications before it, namely, variance for no frontage for a subdivided parcel and special permit to allow student housing in an Agriculture-Residential district.

Mr. Deeb said so far there have been positive conversations with the fire companies. We are going through preliminary approvals. Mr. Hoover from Sanborn Fire Co. has attended several meetings on this project.

Johanna Gray, E.M.T. and a member of Cambria Fire Co., said it takes a lot of training to be a fire fighter and the college cannot fight the fires.

A motion was made by Mr. Willett and seconded by Mr. Phillips to declare **negative declaration under SEQR** on application of Student Housing Village Corp. Unanimously approved, motion carried.

Chairman said the Zoning Board will meet on July 23rd at 8:00 P.M. for action on the Variance and Special Permit and then the Planning Board will meet at 9:00 P.M. on this same night.

#### New Business:

Suggested the board meet ½ hour before regular meetings to go over information not mailed out.

Deputy Building Inspector – Pilgrim Holiness Church – many issues to be addressed

Concerned citizen - Johanna Gray is concerned about the Pilgrim Holiness Church property and has some issues. Some of her issues are: fire safety, Site Plan approval, restroom facility, parking facility, smoke detectors, etc. She submitted a letter dated July 16, 2007.

Mrs. Gray is also concerned about Drewes property, northwest corner – someone is living in the garage.

Planning Board  
Reports – cont.  
Mrs. Gray – cont.

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July 16, 2007

Coulter property on the southeast corner – need to re-stone parking lot

The aforementioned issues will be looked into.

Attorney – nothing to report

Board members – nothing to report

A motion was made by Mr. Phillips and seconded by Mr. Hurtgam to adjourn at 9:10 P.M.

Respectfully submitted,

Marjorie E. Meahl, Rec. Secy.

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

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