

July 7, 2008

A Special meeting of the PLANNING BOARD of the TOWN of CAMBRIA was called to order by William Amacher, Chairman, at 7:00 P.M. followed by the Pledge to the Flag.

Members present: William Amacher, Chairman  
Jeffrey Hurtgam, John Phillips  
Douglas Mawhiney, alternate  
Members absent: Gerardo Buzzeo, Thomas Willett  
Also present: Donald Lane, Deputy Building Inspector  
Gary Billingsley, Attorney

**2008-03 (02-04-08) COUNTY OF NIAGARA Public Works Facility**  
Special Permit to construct a new County Public Works Facility at 5058 Lockport Junction Road

The following Notice of Public Meeting appeared in the Lockport Union Sun and Journal for the purpose of making a recommendation pursuant to the provisions of the Cambria Zoning Ordinance to the Town of Cambria Zoning Board with respect to application No. 02-04-08 of the County of Niagara of 59 Park Avenue, Lockport, New York 14094 for a Special Permit to construct a new County Public Works Facility upon premises commonly known as 5058 Lockport Junction Road in the Town of Cambria pursuant to the Special Permit Ordinance of the Town of Cambria.

Mr. Richard W. Eakin, Dep. Comm., appeared on behalf of the County of Niagara.

The Zoning Board approved the request for Special Permit for the County of Niagara at their June 23<sup>rd</sup> meeting for the construction of a new County Public Works Facility at 5058 Lockport Junction Road “subject to recommendation for approval by the town Planning Board, Site Plan Review by the Planning Board to be acted on once final plans are prepared, initial period of Special Permit is for one year, and applicant is to comply with all applicable Federal, State and local regulations including Stormwater drainage and D.E.C. regulations”.

Mr. Eakin said they plan to start construction of the facility at the end of 2010.

Counsel said Wendel-Duchscherer Eng. will be doing the engineering work for the County Public Works Facility and an outside concern will be necessary to represent the town.

Mr. Eakin said they are proposing to purchase approximately 60 acres on the west side of Lockport Junction Road and plan to use about one-half of the property for buildings and landscaping.

Mr. Mawhiney said that property butts up to his property and asked Mr. Eakin if they will have a buffer between the properties? Also, there is a flood plain on their property. Mr. Eakin said there will be a buffer and is aware of the flood plain.

Mr. Eakin said they are hoping to connect up to sewer line from Comstock Road.

Building will be used for their own purposes, same as any other town garage, and may have a meeting room in there also.

Mr. Lane asked Mr. Eakin if they plan to widen the driveway?

Mr. Eakin said that will be part of the design process.

Mr. Eakin said they plan to use natural gas. He also said there is the possibility of connecting sewer with the City of Lockport, with IDA Park. He said Mr. Shoemaker, Attorney for the town, and Mr. Ellis, Supervisor of the Town of Cambria, are working on the sewer issue.

A motion was made by Mr. Phillips and seconded by Mr. Mawhiney to recommend approval of the request for Special Permit to the County of Niagara to construct a new County Public Works Facility upon premises commonly known as 5058 Lockport Junction Road. Unanimously approved, motion carried.

Mr. Mawhiney asked how tall will the building be?

Mr. Eakin said it will be a single-story building approximately twenty (20) feet high to accommodate large trucks.

Mr. Phillips said he will not be present at the next Planning Board meeting.

A motion was made by Mr. Hurtgam and seconded by Mr. Mawhiney to adjourn at 7:11 P.M.

Respectfully submitted.

Marjorie E. Meahl, Rec. Secy.

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