

June 25, 2007

The regular monthly meeting of the PLANNING BOARD of the TOWN of CAMBRIA was called to order at 7:00 P.M. by William Amacher, Chairman. He welcomed everyone to the June meeting followed by the Pledge to the Flag.

Members present: William Amacher, Chairman
Norman Human, Jeffrey Hurtgam, John Phillips, Thomas Willett
Also present: Gerardo Buzzeo, alternate
Douglas Mawhiney, alternate
George Bush, Councilman
Clifford Burch, Building Inspector
Donald Lane, Deputy Bldg. Insp.
Peter Smith, Zoning Board member
Norman Allen, alternate Zoning Board member
Gary Billingsley, Attorney
Dana Braun, Wendel Duchscherer Eng.

A motion was made by Mr. Human and seconded by Mr. Willett to approve minutes of meeting of May 21, 2007 as presented. Unanimously approved, motion carried.

07-10 ANDREW SCHULTZ, 4189 Burch Road, Ransomville 14131, for minor subdivision at 4031 Daniels Road, Lockport 14094

No one was present on behalf of applicant at this time. He was called and when he came was informed that he would be on the 9:00 Planning Board meeting.

Secretary read Notice of Public Hearing as it appeared in the Lockport Union Sun and Journal to consider the following:

2007-07 NIAGARA COUNTY COMMUNITY COLLEGE, 3111 Saunders Settlement Road, Sanborn 14132 for a Special Permit to permit applicant to install new signage upon said premises including large college identification signs to be located on the east and west sides of the main entrance driveway, together with smaller but similar signs to be located at various other sites on the campus, and other similar miscellaneous signs, including, but not limited to, directional building identification, lot identification and parking signs.

Counsel then gave a brief explanation of the reasons for the three meetings this evening. He said the Planning Board is Lead Agent for action on SEQR for the Student Housing project.

2007-07 Niagara County Community College – signs

Mr. Dennis Dragich was present on behalf of NCCC to request new signage and said that applicant would like to have more appropriate signs and tie in with other community colleges like SUNY.

At this time two representatives of Studio i5 showed drawings as follows:

1. Main Identification on Route 31
2. West Entrance (Route 429)
3. Basic details - scale 1" = 24"
4. Basic details - scale 1" = 16"
5. Exterior Location Plan (Site Concept Plan) Draft

The two entrance signs will be 14' wide and 108" in height. On Route 429 there will be a single sign, not quite as large as signs entering on Route 31, similar in structure and design, based with angular walls, double sided and will be lit.

Public Hearing open:

Rose Mary Warren, 5842 Griffin Street, Sanborn 14132, said she attends some of the Niagara County Planning Board and legislature meetings and said there was no one present at the County Planning Board meeting regarding the NCCC proposal for the new signs and the County did approve them and contract was approved before town approval on the Special Permit for them.

Counsel said Niagara County Planning Board makes recommendations to this board. They recommend approval, approval with conditions, or recommend denial. It is not mandatory that someone from this board be present at those meetings. They can recommend returning application to the local for determination.

Signage will help students moving through the campus for classes, special events and other things on the premises. Signage will also help with parking lots, directions to particular buildings, exterior and interior signs for direction from building to building.

Robin Nacca, 5513 Townline Road, Sanborn 14132, complained about the operators of tractor trailers learning to drive on the campus, because of the noise and pollution from these vehicles. She said she sent out 500 surveys to individuals regarding the college proposal and 144 were returned and there was much opposition expressed on the signage issue. There isn't a problem with the signs in the interior of the NCCC grounds but with the exterior signs, may cause a back up of traffic and asked if these signs meet D.O.T. regulations.

Karen Lyons, 3175 Saunders Settlement Road, Sanborn 14132, a former employee of the college, expressed concern for the height and width of the signs, may cause obstruction for people leaving the college.

It was said that issue has been considered and has been measured and signs will be placed back far enough so as not to block the view.

William Nacca, 5513 Townline Road, Sanborn 14132, said there is a constant flow of traffic in both directions on Townline Road when school is in session. It is difficult to get out of driveway at times.

Mr. Willett asked how far back from the right-of-way are the signs going to be?

Answer was existing signs are 52' from white line on edge of the pavement. The proposed new signs will be 50' from the white line and will be angled. Signs are 19' from property line and new signs will be 17' from the property line. Two trees will have to be removed from each entrance.

Forrest Wendt, 3154 Saunders Settlement Road, Sanborn 14132, feels N.Y.S. D.O.T. should have some input about the proposed new signage and feels a representative should take a look at the proposed sites of the signs.

It was said the signs will be on private property but State should be involved.

Johanna Gray, 4160 Cambria-Wilson Road, Ransomville 14131 , E.M.T. and member of Cambria Fire Co., feels 17' from right-of-way, which is approximately one car length, should be okay for the signs.

Mr. Buzzeo feels the placement of the signs is okay, need the height because of the snow and would be more visible. Other colleges use similar signage.

Mrs. Nacca said she has a business elsewhere and had to go to the State for permission for signs and feels the college should get input from State D.O.T.

Mrs. Gray - site triangle at intersections. Traffic signal might need to be installed in the future when there is more traffic.

Mr. Dragich said signs are and will be in accordance with site line.
Public Hearing closed.

Mr. Phillips inquired about site distance when approaching intersection. He would like to have an opinion from D.O.T. and get some guidance.

A motion was made by Mr. Phillips and seconded by Mr. Hurtgam to **table** action on the application for Special Permit to install new signage on Niagara County Community College property until July 16th meeting and get some information from D.O.T. relative to proper placement of signs with respect to roads, namely Saunders Settlement Road (Rt. 31) and Cambria Lewiston Townline Road (Rt. 429). Unanimously approved, motion carried.

Secretary read Notice of Public Hearing as it appeared in the Lockport Union Sun and Journal to consider the following:

07-11 STUDENT HOUSING VILLAGE CORPORATION – Preliminary plat approval for Student Housing Village Corporation, 3111 Saunders Settlement Road, Sanborn 14132, for a subdivision for one lot from a portion of premises commonly known as Niagara County Community College located at 3111 Saunders Settlement Road containing approximately twelve (12) acres.

Counsel explained this is a recommendation for Preliminary plat approval and basic Site Plan approval regarding student housing.

Craig Zogby, representative of United Development Group, gave a brief explanation of what is planned, namely, student housing complex for approximately 307 beds north of campus. There are proposed 100 units with 4 bedrooms, existing parking lots, management and security on site at all times. Property is located in the north east corner in back of the college.

Public Hearing open for comments:

Rose Mary Warren said she feels proposal should not be approved until a lot more questions have been answered, more research done such as impact on the community. At May 21st and June meetings of the Niagara County Planning Board, there was no one present from the Student Housing Village Corp. The S.E.Q.R. form and Corps. of Engineers' report have not been completed. A separate entity will be operating the Student Housing. She said she received a letter stating that all specific requests have to be directed to the attorneys of Student Housing Village Corp.

Mrs. Warren said the original location for the dormitory building had been moved possibly because of the wetlands, it was moved further to the east. There could be disruption of wild life habitat. Traffic studies were done by whom? It was mentioned there will be 80 less parking spaces. She said about 250 students bring cars. She feels emergency vehicles should not have to mingle with college students. Need another road to the dormitory facility. This proposed housing complex is land-locked. Where are utilities located? All boards should work together.

Mrs. Nacca said the Student Housing Village Corp. is to be operated by a private entity.

Chairman said twelve (12) acres will be deeded to a holding company. This is being created for Student Housing Corp., not for profit. Land will be conveyed from the County to the corporation. All approvals will go through the Town of Cambria. A developer is being hired to develop the first phase of student housing project.

Mrs. Nacca asked what if college cannot maintain and develop? What if they no longer want to handle the housing complex? Concerned about rodents and traffic.

It was said there will be security at all times with assistance from Niagara County Sheriff's Dept. which will be paid by taxpayers' money. Who is overseeing the erection of the building so that utilities are not being put on the college? Who, from the town, is going to oversee the project? What are students going to do with their extra time?

Forrest Wendt said there are enough proposed roads, 200 car parking lot. Cars will be coming out across from his home, more traffic, and a new road into Rt. 31.

Karen Lyons said she was a former employee of the college. With new dorms, there may be more classes and even weekend classes. That will generate more traffic. This has been a quiet neighborhood. Also concerned about handing the dorm over to someone else to run. There is nothing to do in the community, no entertainment.

It was asked if there had been any studies done with regard to crime in the vicinity? What kind of students will we have? Will there be a lot of 911 calls because of possibility alcohol problem?

William Nacca expressed concern about budget and tax base. We need to protect ourselves, keep taxes down.

Herbert Stephenson, 5314 Townline Road, Sanborn 14132, said some people don't have the money to go to a university but can go to a community college but cannot afford to live in a dormitory. Traffic impact on Townline Road. There have been a lot of accidents with college students coming out from the college. There is extra traffic on Rt. 429. How are the existing sewer and water lines? Will there be enough pressure to handle the additional usage? It was said the housing complex will be operated by a private entity. Why can't it be put on the tax roll? Likes the community as it is. The town ordinance has limit on size of signs. Why are they any different on size of signs?

Chairman asked how many informational meetings have there been on the student housing proposal?

Mr. Deeb said there was an informational meeting in the Spring of 2004 at the Town Hall. There were two public hearings at the school and some have attended other meetings.

Mr. Deeb said the road is part of a master plan of NCCC. If they were to exceed 5,000 students at one time, may need more roads.

Mr. Buzzeo asked if they have an overall plan? They will need a public hearing to obtain a variance from the Zoning Board to allow no frontage for a subdivided parcel. The Zoning Board will make decision on granting of variance.

Jeffrey Smetana, representative of United Develop. Corp, showed location of the student housing. He said they are staying away from wetland area.

Regarding traffic and parking, a parking study was done and there are approximately 400 spaces to use. For now, will use existing parking lots for the students. With the residents, there will be less commuting by vehicle, at least 300 will not be commuting and less traffic.

Discussions have been held with representatives of fire companies. Building will be fully sprinkled.

The land-locked parcel has been taken care of in a legal way. A public corporation will own the land the student housing complex will be on.

Security on the premises and maintenance personnel will live on the premises and will be a trained staff. Also, students will have some responsibilities and be trained and a benefit to the project. Leadership and economics will help the students. In other colleges the student housing has been a great success. We are building to have full occupancy.

Facility resources – there are things at the college for the students such as swimming, bowling, theater, exercise room, café, programs and other activities on the weekend and may have speakers and entertainment come in. A lot of planning has gone into this project. This is a very positive next step for

the college. Some positive things also for the community. Many students start with a community college and then go on to another college for further education.

Sewer system – studies have been done and working on the water problems at present.

Chairman said Robert Klavoon and Dana Braun from Wendel Engineering will go over all of the plans submitted.

Counsel said applications were referred to the Niagara County Planning Board and they referred matter to the Town of Cambria for local determination.

Issues to be addressed further:

1. Utilities
2. Easement for ingress, egress and utilities
3. Subdivision of land
4. More information needed in conjunction with traffic and parking
5. Zoning issues

Counsel requested a letter from United Development Corp. concerning Niagara County Planning Board recommendations pertaining to traffic and parking issues.

It was said parking facilities are more than adequate, study was done.

Counsel read a letter dated June 25, 2007 from United Group Re: Niagara County Planning Board Site Plan Review / Zoning Referral Form which referred to **Parking**: Current Parking, Parking for Housing, New Parking and Special Event Parking; and **Traffic**: Current Traffic and Traffic associated with Housing. A copy of this letter is on file.

Public Hearing closed.

Comments from the board:

Mr. Phillips asked if the studies have been referred to the Town Engineer?

Ms. Braun said there were no comments received regarding environmental issues on the coordinated review. She said D.O.T. was contacted and there were no comments received. Parking study has not been reviewed by Wendel and are very standard.

A motion was made by Mr. Phillips and seconded by Mr. Human to table action on the Student Housing proposal to allow time for the traffic study and any other pertinent information to be reviewed. Unanimously approved, motion carried.

Mr. Walter Freiart was present at this meeting regarding proposal for the Freiart farm on Lower Mountain Road and Counsel asked him to stay for the second Planning Board meeting to discuss his issue because of the time involved.

A motion was made by Mr. Hurtgam and seconded by Mr. Willett to adjourn at 8:17 P.M.

Respectfully submitted,

Marjorie E. Meahl, Rec. Secy.

Minutes approved: _____