

May 21, 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. He welcomed everyone to the meeting followed by the Pledge to the Flag.

Members present: William Amacher, Chairman
Norman Human, Jeffrey Hurtgam, John Phillips, Thomas Willett
Also present: George Bush, Councilman
Clifford Burch, Building Inspector
Donald Lane, Deputy Building Inspector
Gary Billingsley, Attorney
Robert Klavoon, Wendel Duchscherer Eng.
Dana Braun, Wendel Duchscherer, Eng.

A motion was made by Mr. Willett and seconded by Mr. Human to approve minutes of meeting of April 16, 2007 as presented. Unanimously approved, motion carried.

Secretary read Notice of Public Hearing as it appeared in the Lockport Union Sun and Journal to consider one lot minor subdivision approval for the following applicant at the following property location:

(07-08) JOSEPH CRITELLI - west side of Green Road between Lower Mountain Road and Ridge Road.

Mr. Critelli was present at this meeting and has submitted the following: Application for Sub-division Review, Request for Minor Subdivision Approval, Short Environmental Assessment Form, Agricultural Data Statement and copy of portion of town map hi-lighting subject parcel.

Public Hearing open: there were no comments from members of the public at this time.
Public Hearing closed.

Mr. Critelli said subject parcel is on the west side of Green Road, 375.5 feet by 466.8 feet, from north property line of Parcel No. 6 proceeding south. He said there will be one home on this single lot.

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

A motion was made by Mr. Hurtgam and seconded by Mr. Human to **approve** application of Joseph Critelli for a one-lot minor subdivision on the west side of Green Road between Lower Mountain Road and Ridge Road. Dimensions of lot are 375.5' by 466.77' located in Parcel No. 6 from north property line proceeding south. Unanimously approved, motion carried.

(07-09) BARBARA FORREY-COOPER, 1740 Lockport-Olcott Road, Burt, N.Y. 14028 was present at this meeting and has submitted the following: Application for Subdivision Review, Request for Minor Subdivision Approval, Short Environmental Assessment Form, Agricultural Data Statement and copy of portion of town map hi-lighting subject parcel to be subdivided on the west side of Baer Road.

Mrs. Cooper said a lot was approved at the April 16, 2007 meeting and the buyer has not started to build as of this meeting. That lot was 325' by 1299'.

She said the people buying the lot for which approval is requested this evening, dimensions 175' by 1299' (5.2 acres), are planning to build shortly.

This will be the first lot approved under the new Subdivision Regulations adopted April 12, 2007 where a public hearing is not required. It was said whoever gets the building permit, pays the Recreation fee. Mrs. Cooper did pay that fee and it will be refunded to her.

There appears to be no drainage problems on this parcel.

Counsel recommended any decision to forgo a public hearing should be made by a motion.

A motion was made by Mr. Willett and seconded by Mr. Phillips to forgo public hearing on application of Barbara Forrey-Cooper for one-lot minor subdivision, property located on the west side of Baer Road. Unanimously approved, motion carried.

A motion was made by Mr. Phillips and seconded by Mr. Willett to declare **negative declaration under SEQR** on application of Barbara Forrey-Cooper. Unanimously approved, motion carried.

A motion was made by Mr. Hurtgam and seconded by Mr. Human to **approve** application of Barbara Forrey-Cooper for a one-lot minor subdivision located on Baer Road between Lower Mountain Road and Ridge Road, dimensions 175 feet by 1299 feet. Unanimously approved, motion carried.

SITE PLANS:

2007-07 **NIAGARA COUNTY COMMUNITY COLLEGE**, 3111 Saunders Settlement Road
Sanborn, N.Y. 14132
Business Use – Signage

Mr. Dennis P. Dragich was present at this meeting on behalf of N.C.C.C. and the following have been submitted: Application for Site Plan Approval consisting of three pages, Short Environmental Assessment Form and Agricultural Data Statement.

Per application, the college is proposing to redo all of their signage at the facility which will be two large college identification signs at the main entrance on Route 31 and “approximately 150 other miscellaneous signs on the campus grounds, including but not limited to: directional signs, building identification signs, lot id. signs and parking signs”.

As stated in Zoning Ordinance in AR zone, Section 1105 “SIGNS AND BILLBOARDS” “One sign shall be permitted on a single parcel of land in the A-R or R-1 Zoning district with a separate S.B.L. number which shall not exceed 12 square feet. Any additional sign shall be subject to approval by the Town Planning Board by Special Permit pursuant to Section 1101 of this Ordinance.”

Counsel said he has spoken with Mr. Dragich on this issue and they will apply for a Special Permit for all of the signs requested.

Mr. Dragich said on Route 31 and Route 429 they wish to elevate the signs for better view in the

Winter when there is snow on the ground.

He said at the front entrance propose twelve (12) feet long signs and smaller signs, approximately six (6) feet in length internally and lighted and also for entrance to student housing.

Mr. Phillips said he would like to see drawings of the proposed signs.

Mr. Dragich was advised to check with building inspector for any information needed on this proposal for the application for Special Permit.

2007-06 **Owner** - Student Housing Village Corp.
 Applicant - United Development Corp.
 Business Use - Student Apartments
 Address - 3111 Saunders Settlement Road, Sanborn, N.Y. 14132

The following were present this evening on behalf of the Student Housing project:

Mel Farmer, Project Manager – Stantec Consulting Services, Inc.
Craig Zogby – United Development Group
George Van Nest, Attorney, Underberg and Kessler
Dr. Bassam Deeb, head of Student Affairs at N.C.C.C.

The following have been submitted: Application for Site Plan Approval consisting of three pages and Agriculture Data Statement.

Mr. Zogby gave a brief explanation of the project along with drawings of same.

1. College property consists of approximately 285 acres on Rt. 31 and 429. A 12 acre parcel on the northeast corner will be subdivided off for the proposed student housing facility.
2. Variance will be needed because there will be no frontage of the subdivided parcel on a public road. There will be an access easement to Rt. 429.
3. Proposed building will be three (3) story, 40,000 square feet per floor.
4. Approximately 307 beds
5. There will be a twenty (20) foot emergency access road outside of building and in the court yard and outside ring roads.
6. Will need a SPDES permit for storm water outlet.
7. Utilities, namely, telephone, gas and electric, will enter from Rt. 31.
8. Water and sanitary sewers are existing but will need looking at by town engineer because of the duration they have been there. Will need to see if existing lines are capable of handling additional usage.

Chairman said at Genesee Community College and Monroe Community College, student housing is located on a main road. Why couldn't N.C.C.C. locate new student housing on the road instead of in the back?

Mr. Deeb said this is a different situation, different way of doing, namely, proposed facility in the back to be situated away from populated area. Building of that size should be in the back. Example, housing on south side of Rt. 31, etc. Also, back part of college primary service factor to student housing. Recreational facilities are on the back part of the campus and closer to the apartments. On the front part of campus, Rt. 31 side, there are athletic facilities and do plan to expand some of the fields.

It was said now the college takes care of water and sewer lines and is not a burden on the town.

Mr. Deeb said they will go through IDA for tax exempt bonds. They have a limit on tax exempt process.

9. Size of water line – approximately ten (10) inches and will need to see if the flow rate will be sufficient. Reported that issue is being checked on at present.

Counsel said it will be up to the Town Board, if they are inclined, to accept those facilities. Applicant must provide documents on the aforementioned, sewer and water, to satisfy town engineer.

It was suggested that applicant have conversation with Town Board on this issue before future meetings on the proposal.

10. Applicant will need a Variance for lack of frontage on a public road and also needs to submit an application for Subdivision to divide subject parcel from the college property.

Mr. Phillips asked if this new student housing would increase enrollment and the need for more parking?

Mr. Deeb said this plan could attract students from a wider area and for students going on for further education. He said community colleges are going in this direction. This college attracts students from Niagara County and northern Erie County. There will be no additional numbers available immediately. There is a potential and if Phase 1 is successful, there could be more phases in the future. We are attracting people from a wider area because of housing as well as other school programs.

Mr. Phillips also asked about parking on the site?

They will be losing about 80 existing parking spaces with new building. There will be about 307 beds and need approximately 184 parking spaces. On the north side of campus there are 200 – 300 spaces. Will add about 200 on to the south side, need for day care and handicap parking.

Counsel said the Niagara County Planning Board expressed concern about the parking issue.

Mr. Willett asked to see renderings and drawings which were shown. There are approximately 40,000 square feet per each level (3 stories).

Laundry facilities will be on the first floor, one facility in each wing. There will be second floor laundry similar to the first floor.

Counsel asked about the time frame on designing?

Mr. Deeb said the more stone to be placed on the front of the building, the more expensive the project will be.

Chairman asked about the chimney that is shown in the drawing?

Mr. Deeb said there will be a large room on the first floor with a gas fireplace for a warm feeling. There will be a live-in manager on the first floor and resident director next to management office. There will be a R.A. on each floor around the clock and a Security System. There will be apartments for visiting professors and visiting business partners on the second and third floors. There will be a two-story lounge, library and seminar space.

Proposed are four (4) bedroom apartments with two (2) private baths and kitchen. In the knuckle or corner, the bedrooms will be on one side. Also there will be other areas for those not able to afford the aforementioned. There will be closet space available.

Phasing of this project – Mr. Deeb said this is the first phase proposed now with 300+ beds, Phase 2 in the future if successful with Phase 1. We have to get people used to living on the campus. It could be two to three years before proceeding with second phase. It depends on how Phase 1 goes and if the financial aspects go as projected.

Engineering for future expansion, future plans for new buildings.

Access road for emergency vehicles appear to be quite close to the building. Is fire company comfortable with the location of the roads? Plans are for applicant to discuss this issue with fire company personnel involved, at another time.

Retention pond on site.

Subdivision application – nothing received for the twelve (12) acre parcel to be subdivided from college property as of this meeting.

Planning Board will be Lead Agent on the Student Housing proposal.

A motion was made by Mr. Phillips and seconded by Mr. Willett to declare Planning Board Lead Agent, type 1, for action under SEQR and to authorize town engineer, Wendel Duchscherer, Eng. to conduct coordinated review. Unanimously approved, motion carried.

The next regular Planning Board meetings will be **June 25th** at 7:00 and 9:00 P.M.

Mr. Phillips asked about SEQR in regard to the wetlands? Mr. Farmer said wetlands will not be an issue as they are staying well away from that area.

REPORTS:

Chairman – Niagara Falls Coach Lines is parking buses at Market Place on Rt. 31.
Letter received from Cornell University Coop. Ext. Niagara County dated April 23, 2007 regarding Farmland Protection
Letter received from Gretchen P. Morgan, Member of Niagara County Agriculture and Farmland Protection Board, dated March 27, 2007, concerning HSBC project.

Building Inspector – Is operating a corn maize a business or under Agriculture Law? Does operator need a permit? Mr. and Mrs. Suita operate a maize on Lockport Townline Road. Counsel will check on this matter.

Deputy Building Inspector – there were lights on this corn maize in the Fall and the lights were causing difficulty for drivers on that road.

Attorney – nothing to report

Walter Freiert, Jr. was present at this meeting in regard to Critelli subdivision on Green Road but he arrived after the hearing was finished. The Freiert property is located on the west side adjacent to Green Acres subdivision.

Mr. Bush – nothing further

A motion was made by Mr. Phillips and seconded by Mr. Hurtgam to adjourn at 7:59 P.M.

Respectfully submitted,

Marjorie E. Meahl, Rec. Secy.

Minutes approved: _____