

October 25, 2010

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, followed by the Pledge to the Flag and welcomed everyone to the meeting.

Members present: William Amacher, Chairman  
Jeffrey Hurtgam, Douglas Mawhiney, John Phillips, Roger Schreader, Sr.  
Gerald Kroening, alternate

Also present: George Bush, Councilman  
Robert Blackman, “ and liaison  
Joseph Ohol “  
Clifford Burch, Building Inspector  
Donald Lane, Deputy Building Inspector  
Gary Billingsley, Attorney  
Robert Klavoon, Wendel Duchscherer Eng.

A motion was made by Mr. Schreader and seconded by Mr. Hurtgam to approve minutes of meeting of September 20 and minutes of Work meeting of September 27, 2010 as presented. Unanimously approved, motion carried.

**2010-08 (08-05-10 B) WESTERN NEW YORK UROLOGY ASSOCIATES, LLC**

Now known as: **NIAGARA PROFESSIONAL PARK**  
Proposed: Maxim Medical Building  
Location: **3850** Saunders Settlement Road, Sanborn, N.Y. 14132  
Total property: 12.7 acres  
Total square footage: 46,170 square feet - full two (2) story building  
Request for: Site Plan Approval

Present on behalf of WNY Urology Associates, LLC

Michael Terranova – Lauer Manguso & Assoc.- Architects/Eng.  
Patricia Bittar – Project Manager – William Schutt & Associates  
Frank Campofelice – Burgio & Campofelice, General Contractor  
Robert Brauer - “ “ “ “

Mr. Terranova said this facility will be used for the treatment of cancer patients: breast, urology, radiation, etc. and an imaging suite. He said the first floor of this building, as of October 25, 2010, is totally occupied. The second floor will be used for doctors and staff, not totally occupied. They are in the process of looking for more doctors to occupy some of the space.

Mr. Terranova said there will be a lot of glass in the building. He said there will be two entrances for patients – in and out.

Ms. Bittar said there will be heated concrete sidewalks and everything else will be paved. There will be adequate fire safety, 24 feet wide access driveway, eight (8) inch water service coming in, a hydrant on site, six (6) inch line for Sprinkler, sanitary sewer pump station, easement is in place for connection, control panel pump station to connect with generator, storm water retention pond, twelve (12) foot wide stone access driveway. The preceding were reviewed by Wendel Duchscherer Eng. Utilities will be on the western end of the property.

There were no comments from D.E.C. and no issues with the site. Generator will be diesel power. The generator will be checked once a week. There will be an entrance for ambulance.

Mr. Klavoon has reviewed the revised plans and recommends approval on the Site Plan. The sign will be the same size as the Harlem Road facility – 35 feet high. There will be security around the building. On the east side of the structure there will be 42 and ½ feet to the property line.

Written documentation on the sanitary sewer connection, as required by New York State D.E.C. and Niagara County Health Department; and NYSHPO Phase 1A and 1B archaeological investigation conducted on the site, will be forthcoming per Mr. Klavoon.

Sewer capacity analysis – Sewer district No. 1, adequate capacity analysis to D.E.C. Future owner is in agreement with coordinated review with Town of Cambria and Sewer district.

Board members had no further concerns on the project.

The **final plans of Western New York Urology Associates LLC** are dated **October 25, 2010** accompanied by letter dated October 25, 2010 from Wendel Duchscherer Eng., engineer for the Town of Cambria. The Zoning Board did declare Negative Declaration Under SEQR on application of W.N.Y. Urology Associates LLC at the Zoning Board meeting held prior to this meeting. The Planning Board can now proceed with the Site Plan Approval.

A motion was made by Mr. Schreder and seconded by Mr. Mawhiney to **approve Site Plan dated October 25, 2010** for W.N.Y. Urology Associates, LLC (**NIAGARA PROFESSIONAL PARK**) with added conditions recommended by Wendel Duchscherer, per letter dated October 25, 2010. Unanimously approved, motion carried.

#### REPORTS:

Stephens Day Care Home – application revoked by New York State Office of Children and Family Services.

Building Inspectors – no report

Attorney – no report

Board members:

Mr. Hurtgam said dirt brought onto Hahn property on Lower Mountain Road is close to the Road

Mr. Lane said Mr. Hahn has been notified of this issue

**2010-12 (10-04-10) Thomas and Cheryl Maloney**, 147 Old Niagara Falls Boulevard, Amherst 14228  
Site Plan for Retail Garden Center at 5705 Shawnee Road, Sanborn  
Property is zoned B-2 - wetland on this property

There was no one present on their behalf. Will be notified to be at November meeting.

**(08-04-10)** Chris, Curt and Patricia Rechin, 5700 Shawnee Road – owners  
D&M Landscavation - tenant

Planning Board  
Reports – cont.  
Rechin – cont.

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It appears more fill has been brought on to the property. Public Hearing held in August 2010 for a Use Variance and action was tabled until more information was received. Nothing received as of this date.

Next meeting will be November 15<sup>th</sup> at 8:00 P.M.

A motion was made by Mr. Hurtgam and seconded by Mr. Schreader to adjourn at 8:25 P.M.

Respectfully submitted,

Marjorie E. Meahl, Rec. Secy.

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