

September 20, 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  
Gerald Kroening, new alternate board member  
Also present: Clifford Burch, Building Inspector  
Donald Lane, Deputy Building Inspector  
Gary Billingsley, Attorney

A motion was made by Mr. Schreader and seconded by Mr. Mawhiney to approve minutes of meeting of August 16, 2010 with addition as follows: Page 3. first paragraph, add Unanimously approved, motion carried.

**2010-05 (04-06-2010) Community Bible Church**, 4168 Church Road, Lockport, N.Y. 14094  
Proposed new church on the south side of Upper Mountain Road between  
Blackman Road and Comstock Road

Mr. Timothy Arlington representing APEX Consulting, Survey and Engineering Service, was present along with Rev. Brad Delp, Pastor of Community Bible Church, and some people from the church.

Mr. Arlington said they would like final approval on their plans for Community/Recreation building. He said they have taken care of the Easement and Stormwater Maintenance Agreement.

Mr. Klavoon of Wendel Duchscherer had advised that they were satisfied with the engineering work done on the Recreation building.

The classrooms as shown on the plans will be permanent. The Recreation (gym) is a multi-purpose building and will be used as a sanctuary until the church is built. There will be two phases:

1. Phase 1 – gym (Recreation/Community building), parking area, front entrances, parking area in the back, leach field, fire hydrant, lighting and stormwater management.
2. Phase 2 - Church and front parking area.

Mr. Arlington said they plan to start with this project very soon, will start this Fall with site work and the building, a shell this Fall.

Mr. Schreader asked if the septic system would be included in Phase 1 and answer was “yes”

Building Inspector said he has not seen the construction plans yet.  
Mr. Arlington said the plans would be ready in one to two weeks.

It was asked who would be doing the site inspection on the new building?

Building Inspector said probably he and the Deputy Building Inspector will be doing the site inspection as long as Wendel Duchscherer is satisfied with the plans and all of the items mentioned in their letter dated August 10, 2010 were taken care of.

A motion was made by Mr. Phillips and seconded by Mr. Schreader to **approve** Site Plan as presented by Community Bible Church for the Community/Recreation building to be constructed on the south side of Upper Mountain Road between Blackman Road and Comstock Road.

Secretary was asked to poll the board:

Mr. Mawhiney “aye”, approve Site Plan

Mr. Schreader “aye”, “ “ “

Mr. Phillips “aye”, “ “ “

Mr. Amacher “aye”, “ “ “

Mr. Hurtgam “abstained” because he is a member of Community Bible Church.

4 “ayes” and 1 “abstention” Site Plan approved, motion carried.

Site Plan was signed by Robert Shane McCollum, son of former owners of the property, and member of Community Bible Church, and Timothy Arlington from APEX Consulting, Survey and Engineering Services.

**2010-09 (07-22-10) FRANK PELLICANO**, 6388 O’Connor Drive, Lockport, N.Y. 14094, owner of subject property at 4662 Ridge Road, Lockport 14094, formerly Twin Oaks Motel; his wife and Michael Deemer who is helping with the renovation of the building, were present at this meeting.

Applicant has submitted the following: Application for Rezoning, Short Environmental Assessment Form and Agricultural Data Statement.

Mr. Pellicano was informed by the Chairman that the Planning Board makes recommendation on the rezoning, from B-2 to PUD (Planned Unit Development) to the Town Board.

Two of the houses on this property on the east side of former motel are rented out. They are working on making the former motel into residential apartments and there will no longer be a restaurant on this property. Mr. Pellicano said they hope to lease out part of the front of the building where restaurant was located.

Per board members, there has been a lot of cleaning up done on the property and really looks nice.

Mr. Pellicano said the property consists of 23.9 acres. They are renovating four motel rooms to make an apartment and will have two apartments with approximately 1,050 square feet each.

There are wetlands at the back of the property and at this time there are no plans to use the rest of the property per applicant.

Applicant was informed that when he decides on the final plan for the property, including use, will need to come back to the Town Board and Planning Board for Final Site Plan approval. A lot of cleaning up was needed and applicant has greatly improved the looks of the property.

Mr. Pellicano was asked if they would like to rezone the whole parcel and he again said there are wetlands in the back and at this time, there are no plans to do anything with the land in the back.

Mr. Pellicano said they could make three apartments in the building, but for now, there will be just two apartments and an office.

Mr. Robinson asked applicant who will be living there?  
Applicant's answer was it will be open to the general public.

After the application has gone to the Town Board and Planning Board and received final approval, then Mr. Pellicano must submit a Site Plan for Approval by the Planning Board.

Mr. Deemer said the restaurant area has been all gutted out and plan to lease a part of it for some type of business.

Chairman said the Planning Board is just recommending to the Town Board to **rezone from B-2 to PUD**.

Board members again said they have done a good job cleaning up the property.

Mr. Pellicano said they wish to rezone just the front part of the property, the area that is B-2 now, to PUD which is between 300 feet and 500 feet in depth from the road. The rest of the property will be left Agriculture Residential. There are two homes on the property that are rented out and will continue to rent them out.

A motion was made by Mr. Phillips and seconded by Mr. Hurtgam to recommend to the Town Board to rezone property at 4662 Ridge Road that is B-2 to PUD. It is the board's understanding that there will be a mixed use, commercial or business use and apartments. Mr. Pellicano said they have done major improvements on this site. Unanimously approved, motion carried.

The next Town Board meeting will be October 14<sup>th</sup> at 8:00 P.M.

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

Proposed medical building at 3866 Saunders Settlement Road, Sanborn, N.Y.  
14132

It was reported and revised plans have been submitted dated 8/26/10 to enlarge the Medical building from 37,200 square feet to 46,170 square feet.

The Planning Board will meet at 7:00 P.M. on September 27<sup>th</sup> for a work meeting to review the Revised Plans and engineer's recommendations before the Zoning Board meets at 8:00 P.M. to conduct a Public Hearing on the Area Variance for WNY Urology Associates.

REPORTS:

Chairman – MEMORANDUM received from Niagara County Dept. of Economic Development dated 8/31/10 Re: Planning and Zoning Training Seminar to be held on Wednesday, Sept. 29<sup>th</sup> from 5:00 P.M. to 9:30 P.M. at the Medina Clifford Wise Middle School in Medina

The Planning Board members have completed their four hours of training for this year and Chairman advised new alternate to attend if possible.

Building inspectors – no report

Attorney – no report

Board members – no report

Next regular meeting is Monday, October 18<sup>th</sup> at 8:00 P.M.

A motion was made by Mr. Hurtgam and seconded by Mr. Mawhiney to adjourn at 8:45 P.M. approved.

Information was given to board members this evening from Cheryl and Tom Maloney, who are proposing to set up a retail garden center on Shawnee Road and Saunders Settlement Road, to be constructed in three phases. They propose a water display garden, garden store and office, and a pole barn.

Respectfully submitted,

Marjorie E. Meahl, Rec. Secy.

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