

July 23, 2007

A Special meeting of the PLANNING BOARD of the TOWN of CAMBRIA was called to order at 9:17 P.M. by William Amacher, Chairman, followed by the Pledge to the Flag.

Present: William Amacher, Chairman
Norman Human, Jeffrey Hurtgam, John Phillips, Thomas Willett
Gerardo Buzzeo, alternate
Also present: George Bush, Councilman
Robert Blackman, “
Donald Lane, Deputy Building Inspector
Gary Billingsley, Attorney
Robert Klavoon, Wendel Duchscherer Eng.
Dana Braun “ “ “

Chairman said the Zoning Board of Appeals approved request of Student Housing Village Corp., 3111 Saunders Settlement Road, Sanborn 14132, for an Area Variance for no frontage for a subdivided parcel (12 acres), and also approved request of Student Housing Village Corp. for a Special Permit to allow housing of students relating to educational use in an Agriculture-Residential district.

The Notice of Public Meeting as it appeared in the Lockport Union Sun and Journal to consider the following:

(07-11) STUDENT HOUSING VILLAGE CORPORATION – Site Plan Review and Preliminary Plat Approval for Student Housing Village Corporation of 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.

Chairman said this board is to make decision on the subdivision as submitted.

Mr. Klavoon had nothing further to add to what has already been submitted.
Mr. Lane “ “ “ “ “ “ “ “ “ “
Board members had no further concerns on the subdivision.,

A motion was made by Mr. Phillips and seconded by Mr. Willett to **approve** request of Student Housing Village Corp. to subdivide a portion of premises (a twelve (12) acre parcel) commonly known as Niagara County Community College, located at the northeast corner of the college property. Unanimously approved, motion carried.

(07-11) STUDENT HOUSING VILLAGE CORPORATION - Site Plan Review and Preliminary Plat Approval for Student Housing Village Corporation, 3111 Saunders Settlement Road

Mr. Klavoon said “Wendel Duchscherer has completed their final review of the Site Plan Drawings, Engineers’ report, SWPPP (Storm Water Pollution Prevention Plan) and comment letter response for the proposed Student Housing Village Corp. plans dated July 17, 2007 and Engineering Report dated July 23, 2007 as submitted by Stantec Consulting Services, Inc.”, and , “Wendel Duchscherer recommends approval of Student Housing Village Corp. site plan as presented”, per letter dated July 23 2007.

Mr. Craig Zogby showed drawings of the finished building. He said dormitory building will have a full stone front using a cultured stone. The building will have an emergency generator operated by natural gas. It will be tested once a month and Mr. Lane said it should be tested twice a month. Generator will be enclosed and be on the outside of the building.

Utilities will come off of Route 31.

Landscaping – details on plans; shrubs will be planted around the building.

Construction road – construction vehicles will enter off of Route 429 and will go along back of loop road

Dust – to keep dust down, will have to wash trucks before they leave site, will be hosed off inside of construction area

Inspection – to be inspected by Town Engineer and Town Building Inspection department

Water – coordinate with Building Inspection department

Mr. Amacher asked how often are inspections done?

Mr. Lane said Building Inspection Dept. will check on the progress almost on a daily basis

Mr. Lane asked if it had been decided about the trusses for the roof?

Mr. Zogby said there will be 24” between the trusses and Mr. Lane requests 16” on center rather than 24”. Mr. Lane said he is speaking as representative of fire company, much safer from fire company standpoint.

Counsel asked about actual location of wetlands?

It was said the north-south trench will be approximately ten (10) feet wide and will not touch the wetlands.

Dust control – applicant is to follow reasonable requests by Town engineer or Building Inspection Department.

Mud on the roads – will take care of that issue.

Documents for insurance on project and details on easement taken care of by attorney, Mr. Fitzgerald.

Mr. Zogby said they have had good reviews and cooperation with Mr. Klavoon.

Fire Company concerns:

1. Size of elevators for gurneys –

Mr. Zogby said the elevators will be more than adequate. Building will be fully sprinkled. He said he has been in contact with Mr. Hoover of Sanborn Fire Co. and had many conversations with him and will keep him as well as town boards updated on the progress on the facility.

Mr. Zogby said the fire company is satisfied with the entrance and exit roads. Trucks can get around the roads.

2. Fire hydrants –

Per Mr. Zogby, fire hydrants are all the required distance apart. Fire pumps are okay. There will be enough water to the fire trucks and water to hydrants.

3. Sanitary sewer and water – will take into account for two (2) phases. Adequate size for future development if needed.

Chairman asked the board if all concerns have been addressed?

Counsel said if the board agrees with final plans dated July 17, 2007 and reviewed by the Town Engineer, they can approve the Site Plan and Preliminary plans as submitted this evening.

Are there any other specific issues to be raised tonight?

Mr. Klavoon said as far as SWPPP is concerned, dust problem is being addressed and erosion issues. They will follow standard procedures during construction activities.

Counsel said to those in the public, if there are any problems incurred during construction, contact the Code Enforcement officers.

Mr. Amacher asked what the schedule is and Mr. Zogby said they will be operating on a five (5) day week, Monday through Friday, for approximately nine to ten months.

Mr. Deeb said they need to have the complex completed by August 1, 2008, have it available for students coming in a few days before school starts.

Mr. Amacher asked Mr. Deeb if funding is available and he replied they are scheduled for tomorrow to review issues regarding the tax exempt bond, then have to go back to IDA for final funding process.

A motion was made by Mr. Willett and seconded by Mr. Phillips to **approve** Site Plan with revised plans submitted for Student Housing Village Corp. dated July 17, 2007 and approved by engineer, Stantec Consulting Services Inc., dated July 23, 2007. As not all board members voted in favor of this motion, Secretary was requested to poll the board. Mr. Amacher – “aye”, Mr. Hurtgam – “aye”, Mr. Phillips – “aye”, Mr. Human – “no”, Mr. Willett – “aye”. Four “ayes”, one “no”, motion carried.

A motion was made by Mr. Hurtgam and seconded by Mr. Phillips to adjourn at 9:40 P.M.

Respectfully submitted,

Marjorie E. Meahl, Rec. Secy.

Minutes approved: _____

