

June 9, 2008

A Special meeting of the PLANNING BOARD of the TOWN of CAMBRIA was called to order by William Amacher, Chairman, at 7:00 P.M. followed by the Pledge to the Flag.

Members present: William Amacher, Chairman  
Jeffrey Hurtgam, John Phillips  
Douglas Mawhiney, alternate  
Members absent: Gerardo Buzzeo, Thomas Willett  
Also present: Theresa Kroening, member of Zoning Board  
Clifford Burch, Building Inspector  
Donald Lane, Deputy Building Inspector  
Gary Billingsley, Attorney  
Paul T. Nesper, Attorney, on behalf of Nesper, Ferber & DiGiacomo, LLP  
Michael Palombo, Developer, on behalf of Castleton Development, LLC  
Chad Roush, on behalf of Ryan Homes

**07-04 WILLOW CREEK ESTATES SUBDIVISION – 24** subdivision lots

Re: **Waiver of the Single-story condition** to site plan approval per letter dated May 28, 2008

The following Notice of Public Meeting appeared in the Lockport Union Sun and Journal to consider the application of CASTLETON DEVELOPMENT, LLC. 8300 Black Walnut Drive, East Amherst, N.Y. 14051, to modify a condition in the site plan review and approval previously granted herein to now permit applicant to construct single-story or two-story homes pursuant to a revised site plan, said site plan review and approval being for use of a portion of premises in the vicinity of Shenk Road containing approximately six (6) acres for the purpose of permitting construction of twenty-four (24) single-family patio homes to be known as Willow Creek Patio Homes Subdivision, and for making a recommendation to the Cambria Town Board regarding same, pursuant to the provisions of the Cambria Zoning Ordinance regulating permitted uses in the Planned Development District of the Town of Cambria, together with such other business as may come before the Board.

Mr. Nesper updated the board on what has transpired. He said the Planning Board recommended approval of the twenty-four (24) lot subdivision consisting of single-family homes to be known as Willow Creek Subdivision subject to conditions modified from September 2006 recommendations.

He said the only change being requested is No. 6 of the conditions previously recommended in letter dated April 6, 2007 to read as follows “Applicant to confirm that future homes will be single family, single story **or two story**, with full value assessments of 100%.

Mr. Nesper said originally the homes were to be built by Blum Builders, Inc., but due to unforeseen circumstances, were unable to work with Blum Builders. They now have negotiated a contract with Ryan Homes to construct these 24 homes instead of Blum Builders.

Ryan Homes believes they need to have the ability to also construct two-story homes in this subdivision and will not proceed forward with the contract until and unless such approval is given.

Mr. Nesper said they believe market requires a mixture of homes. He said all of the other conditions, No. 1 thru 12, excluding No. 6, in letter dated April 6, 2007 are agreeable to them.

Mr. Roush said the homes on the 24 lots could be completed within 16 – 18 months. He said they have constructed patio and two-story homes in three developments in the area. They blend together very well ranging from 1500 to 2200 square feet with a price range of \$185,000 to 190,000. Setbacks as proposed are okay.

The Town Board will make final decision on the proposal.

Mr. Burch said we do not want these homes to be crowded on the side lines.

Mr. Roush was asked about landscaping and he said Ryan Homes does not do any landscaping.

Per Counsel, there will be no further changes to the March 13, 2007 site plan.

Mr. Roush went through the seven (7) different styles of homes, with full basements, as submitted to the board as follows:

1. The Piedmont - one story, three bedroom, starts at 1490 square feet
2. The Brighton - one story, three bedroom, 1800 square feet
3. The Ashford - two story, starts at 790 square feet
4. The Sienna - two story, with a morning room 10' by 15' or 18' with a patio door to the outside
5. The Florence - two story, three bedroom with loft, starts at 1980 sq. feet
6. The Venice - two story, four bedroom, with loft, 2200 square feet
7. The Milan - two story, four bedroom, 2500 square feet

Mr. Nesper said only change requested is for the Planning Board to modify one condition, namely, “single story **or two (2) story**”, No. 6.

Building Inspector said in-ground swimming pools only to be permitted.

Mr. Lane asked Mr. Nesper if they plan to construct a model home first?

Mr. Nesper said the model home will be the first home built on Shenk Road on the right side. He said it will be the No. 4 plan “The Sienna”.

Board members had no concerns on the proposed Willow Creek homes.

A motion was made by Mr. Phillips and seconded by Mr. Hurtgam to recommend amending No. 6 of the Planning Board’s previous recommendation dated April 6, 2007 to read as follows:

6. “Applicant to confirm that future homes will be single family, single story **or two story**, with full value assessments of 100%.”

Unanimously approved, motion carried.

A motion was made by Mr. Hurtgam to adjourn at 7:20 P.M.

Planning Board – Special meeting

-3-

June 9, 2008

Respectfully submitted,

Marjorie E. Meahl, Rec. Secy.

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