

June 25, 2007

A Special meeting of the PLANNING BOARD of the TOWN of CAMBRIA was called to order at 10:05 P.M. by William Amacher, Chairman.

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

**07-10 ANDREW SCHULTZ**, 4189 Burch Road, Ransomville 14131, 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 two copies of Survey map for location of subdivision at 4031 Daniels Road.

Mr. Schultz was on the Agenda for the 7:00 P.M. meeting but did not appear and was called to come to the 9:00 P.M. meeting.

The dimensions of the lot are 150' by 275' and he wishes to build a home on this property.

A motion was made by Mr. Phillips and seconded by Mr. Willett to waive public hearing on application of Andrew Schultz for a one-lot minor subdivision, property located on the east side of Daniels Road. Unanimously approved, motion carried.

Building Inspector said there appears to be no drainage problem on this lot.  
Deputy Building Inspector had no concerns on this lot.  
Board members had no concerns.

A motion was made by Mr. Hurtgam and seconded by Mr. Phillips to declare **negative declaration under SEQR** on application of Andrew Schultz. Unanimously approved, motion carried.

A motion was made by Mr. Phillips and seconded by Mr. Human to **approve** application of Andrew Schultz to construct a residence on a parcel 150' by 275' at 4031 Daniels Road, Lockport 14094. Unanimously approved, motion carried.

**07-11 STUDENT HOUSING VILLAGE CORP.** – for Preliminary Plat approval for a subdivision for one lot from a portion of premises commonly known as Niagara County Community College, located at 3111 Saunders Settlement Road, Sanborn 14132, containing approximately twelve (12) acres.

Counsel said no action on application involving Student Housing will be taken this evening. The public hearing will be reconvened because further comments can be made due to the Notice of Public Hearing that appeared in the official town newspaper.  
Public Hearing re-opened.

Rose Mary Warren said there are some questions yet to be answered such as:

1. cost to Niagara County taxpayers
2. tax base
3. subdividing of 12 acre parcel
4. money from college association to be paid back in full which could take years to do, that area sort of vague
5. why get people to attend the college from out of town?
6. look at all angles of this project
7. postpone until more information is available

Public Hearing closed.

Concerns of board member:

Mr. Phillips would like to see documentation from D.O.T. on the signage. Also to look at the traffic issue.

Counsel requested applicant get as much information to the board as possible for documentation. The Board would like to see documentation from Corps of Engineers on wetlands in this area. Also, would like to see a parking study and a back-up plan. Town engineer will verify as to the wetland issue.

Mr. Farmer said the wetland matter was taken care of during the feasibility study. He said there is correspondence verifying wetlands.

Chairman asked Mr. Deeb how many students from out of the county are enrolled at the college now?

Mr. Deeb said about 80% are from Niagara County and 20% from Erie County and Canada.

Chairman asked if any of the student housing accommodations in other schools in New York State have fallen through?

Mr. Deeb said none in New York State have failed.

The original proposal for this building was further to the east and changed because of the wetlands.

Chairman asked if the swale on this property to Route 31 would be cleaned out?

Mr. Farmer said that is not part of this Student Housing project. Maps show existing flow from the proposed development.

Town is requesting SEQR verification on the wetland issue. Also requesting a back-up plan for parking and traffic study. Some of the parking area will be replaced by the building.

With student housing on the campus, there should be less traffic.

Mr. Buzzeo asked if there had been a study done regarding demand for this type of housing, and if so, what was done to show it?

Mr. Deeb said there were additional studies done such as a market study and demand for this type of housing. The student housing complex will be self-sustaining. They did financial statements on feasibility and had to go through financial analysis on the housing project to submit to IDA for bonding for tax exempt bond. They had to satisfy Niagara County IDA application. He said they received a letter of credit from the bank (Citizens Bank).

Counsel said we cannot proceed with subdivision application until Zoning Board makes decision on the variance for lack of frontage on a public road.

Next meeting is scheduled for July 16<sup>th</sup> at 8:00 P.M.

Public Hearing closed.

Walter Freiert, Jr., along with Jerry Miller were present at this meeting. Mr. Freiert would like to divide three (3) frontage lots from his father's farm on Lower Mountain Road, between Cambria Wilson Road and Green Road. Would like to separate the two-family home, garage and farm buildings from the parcel. The total acreage of the farm is 145.7 acres. There is approximately 1056' of frontage on Lower Mountain Road. The three building lots would be 170 – 175 feet in width by 400' in depth (1.56 – 1.6 acres each). Request Preliminary approval for minor subdivision. He said they will have it surveyed. Mr. Freiert said he plans to come to the July meeting for action on this proposal

Chairman said he would like to have a public hearing on this proposal.

A motion was made by Mr. Phillips and seconded by Mr. Human to have a public hearing on the Freiert subdivision proposal.

#### REPORTS:

Chairman – Planning and Zoning Summer Schools 2007  
July 12 - Hyde Park  
July 26 - SUNY Geneseo  
Aug. 9 - Hamilton College

If interested, contact Chairman as he is planning to attend the school at Geneseo. Chairman reminded board members and alternates that they need 5 hours of training per year.

Attorney – no report

Building Inspector – regular report given out  
Sent letter to Mr. Zetes regarding property on Shawnee Road.

Board members:

Mr. Phillips expressed concern about proposed new signs at college.

Mr. Buzzeo – number of parking spaces at business establishments (mentioned ice cream business near Market Place)  
Reported that business is closed.

Mr. Phillips – we need more detailed sketch with dimensions of parking spaces, not just the applicants figures.

Mr. Buzzeo reported dog kennel on Route 31, there is a sign which says “Dogs for Sale”.  
The property owner is Patricia Elstrodt, 3012 Saunders Settlement Road.

Johanna Gray, town resident – preserving farm land, new houses

Next meeting will be July 16, 2007 at 8:00 P.M.

A motion was made by Mr. Human and seconded by Mrs. Kroening to adjourn at 10:50 P.M.

Respectfully submitted,

Marjorie E. Meahl, Rec. Secy.

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