

December 15, 2014

The regular monthly meeting of the PLANNING BOARD of the TOWN of CAMBRIA was called to order by William Amacher, Chairman, at 7:00 P.M. He welcomed everyone to the December meeting followed by the Pledge to the Flag.

Members present: William Amacher, Chairman
Gerald Kroening arrived at 7:15 p.m., Douglas Mawhiney,
John Phillips, Roger Schreader, Sr.
Also present: Jacqueline Connelly, alternate
Michael Sieczkowski, Chairman of Zoning Board
James McCann, Building Inspector
Gary Billingsley, Attorney

A motion was made by Mr. Schreader and seconded by Mrs. Connelly to approve minutes of meeting of November 17, 2014 as presented. Unanimously approved, motion carried.

SITE PLAN REVIEW:

2014-10 (11-25-14) DAVID ERWAY, Sr. - Owner of property at south-east corner of Route 93 and 425
Home address 6 4202 Willow Road, Wilson, N.Y. 14172

Mr. Erway and Arthur M. Kelly, P.E., 530 Ox Bow Lane, Lewiston, N.Y.14092 were present at this meeting.

Mr. Erway has submitted the following: Site Plan Review (Applicant Checklist), Application for Site Plan Approval and Agreement consisting of 3 pages, Part 2 - Impact Assessment, and Agricultural Data Statement.

Mr. Erway proposes to build ten (10) Business Storage garages for Small Firms on commercial lot, south-east corner of Routes 93 and 425. Each unit will be 30ø by 50ø. The units will be rented out and uses will vary. Some examples are someone starting a new business and wants to keep equipment away from his home, store a boat, a place to work on an antique car, set up a work shop, and various other uses, per letter dated 12-12-14 (letter on file).

The proposed building will be 150 feet in length and 100 feet in width. The building will be on a concrete pad and a gravel parking lot for the present, might have to blacktop for trucks. One acre of land to be disturbed.

Mr. Erway said he proposes to have ten (10) storage units, each unit will be 30ø by 50ø and will be for rent. There will be one (1) steel door 12ø by 12ø or 12ø by 14ø a

man door approximately three feet; a restroom in the back of each unit with underground utilities, no store fronts, no windows and no outside storage. There may be a dumpster for each unit.

Some renters may come in and get their equipment to use for their work for the day and return it at the end of the day. There will be no sprinkler system in the units. There will be fire walls between each unit, a hydrant 50 feet of the building.

Mr. Erway said there is 500 feet in depth from the corner of Route 93 and 425 that is commercial property. There will be a buffer between his (Erway's) garage units and Coulter's farm market. Beyond that is wooded area. This proposal will use up the B-2 Zoning on that property. Advertising will be on the front of the building (Rt. 425 side, west end of building). Septic system will be outside of B-2 Zoning.

Mr. Erway said he may install gas on the front of the lot.

Mr. Erway was asked what is his time table on the proposed storage for small firms?

Applicant said he proposes to finish two units and see how that goes and then add on.

Each person or persons who has one of these units will pay for their own electricity.

Mr. Erway said he will plow the yard, may have to put in blacktop and lights on the building.

If a dumpster is needed, will fill one and fence it in.

There will be no signage other than might have a sign "Storage Space for Rent".

Landscaping, not sure at this time what he will be putting in, will plant some grass where needed. There will be a buffer between Erway's rental business and Coulter's Farm Market. East side is wooded area.

Applicant will lease a parking spot for each storage unit.

The board would like Mr. Erway to come in once a year and see what is in each unit. He said as of now, he doesn't know what type of business or storage articles are proposed for these units.

It was said Mr. Erway keeps the property clean. He said he will plant bushes and/or shrubs so neighbors don't see what is going on. Will plant one-half way up the south side, north-east corner.

The board would like to see a landscaping plan.

Applicant said he would like to start in the Spring (March of 2015), with the landscaping and lighting in B-2 Zone area.

Niagara County Planning Board recommended **approval** of the application for Mr. Erway.

The Cambria Fire Co. would like to know what will be stored in the units. Building Inspector said there will be sufficient fire wall.

Mr. Erway said he will abide by all regulations. He said it will be difficult at this time to know what might be in the units. One of the conditions could be that the tenants contact Building Inspector, James McCann, on what is in each unit.

A motion was made by Mr. Phillips and seconded by Mr. Mawhiney to table the action on the Site Plan of Mr. Erway until the March meeting and Mr. Erway is to come back with a sketch of the proposed landscaping and lighting and an update on the progress on his proposed business storage for small firms. Unanimously approved, motion carried.

REPORTS:

Building Inspector said he had received an E-mail from Arrowhead Winery's attorney with proposal to build a 7,000 square foot building with several floors, bulk stock room, top floor ó bathrooms, office, banquet use, mercantile, etc.

Mr. McCann believes Mr. Ross, owner of Arrowhead Winery, should submit a sketch of parking and handicap parking and provide a Site Plan.

Next meeting will be January 26, 2015 at **6:00 P.M.**

Respectfully submitted,

Marjorie E. Meahl, Rec. Secy.

Minutes approved _____

