

March 16, 2015

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. who then welcomed everyone to the March meeting followed by the Pledge to the Flag.

Members present: William Amacher, Chairman
Douglas Mawhiney, John Phillips, Roger Schreder, Sr.
Jacqueline Connelly, alternate
Member absent: Gerald Kroening
Also present: Matthew Foe, liaison to the Town Board
Michael Sieczkowski, Chairman of Zoning Board
Gary Billingsley, Attorney

A motion was made by Mrs. Connelly and seconded by Mr. Schreder to approve minutes of meeting of February 23, 2015 as presented. Unanimously approved, motion carried.

SITE PLAN REVIEW (tabled from December 15, 2015)

2014-10 (11-25-14) David Erway, Sr., son and Arthur Kelly, P.E. were present at this meeting.

Mr. Erway wishes to construct ten (10) Business Storage Garages for small firms on a commercial lot, on the southeast corner of Routes 93 and 425 and rent them out. Each unit will be 30' by 50'. The proposed building will be 150 feet in length and 100 feet in width. Mr. Erway said he will start with two units and see how they go and then continue on. The uses will vary. This property is in B-2 district.

Counsel said these units would only be allowed for uses in a B-2 zone. There will be a light in front of each unit per applicant. Landscaping, grass and shrubs, around the building. Mr. Schreder said there should be no trees around the back of the building. In case of fire, could not get to the back of the building with fire truck.

Mr. Erway said he owns approximately three acres in the back and will put a driveway all around the building.

Mr. Phillips asked Mr. Erway about putting sign over the doors? Out front is commercial. Advertise "Commercial Space Available". Mr. Erway said the size of sign will be legal size, 4 feet by 8 feet, no larger than that.

It was asked if there is more space available on the east side and, applicant said "yes", more space on the east side.

There will be a 10 foot overhead door on each unit, units 12' high, doors 10' by 12' or 14' to the eaves.

Chairman asked about time frame?

A motion was made by Mr. Phillips and seconded by Mr. Mawhiney to declare **negative declaration under SEQR** on Mr. Erway's proposal to rent out units for small business firms. Unanimously approved, motion carried.

The units will be heated by gas. Mr. Erway said they will start with two units and go on from there.

Counsel said this application of David Erway, Sr. had been referred to the Niagara County Planning Board, which recommended approval.

A motion was made by Mr. Schreader and seconded by Mrs. Connelly to **approve** Site Plan as presented with the following conditions:

1. Approve Site Plan
2. Only businesses allowed in B-2 District are permitted.
3. Down lighting only is permitted outside for each unit.
4. Landscaping plan with grass and shrubs is approved.
5. A driveway area to rear of building is required for fire truck access which shall be at least twelve (12') wide.
6. A single sign with dimensions not exceeding 4' by 8' in front of the building is permitted.
7. At least one parking spot per storage unit is required.
8. Any dumpsters on premises shall be fenced in.
9. Any business renting one or more of the units shall obtain Site Plan Review and approval by this board prior to the issuance of a building permit.

Unanimously approved, motion carried.

SUBDIVISIONS:

15-03 (02-14-15) **MRS. LEE W. MILLEVILLE**, 2744 Saunders Settlement Road, Sanborn, N.Y. 14132, was present at this meeting for a one-lot minor subdivision on Cambria Road, dimensions, 200 feet in width by 290 feet in depth.

The following has been submitted: Request for Minor Subdivision Approval, Application for Subdivision Review, Short Environmental Assessment Form ó Part 1 ó Project Information (3 pages) and Part 2 ó Impact Assessment (2 pages); Agricultural Data Statement, copy of Agricultural Assessment Renewal Certification and part of Town map showing location of subject parcel.

Mrs. Milleville said there is no problem with drainage on this property, septic system has not been approved as of this date.

Building Inspector reported there appears to be no problem with the drainage on the proposed lot. All fees have been paid.

A motion was made by Mr. Phillips and seconded by Mr. Mawhiney to **waive** Public Hearing on this proposed lot. Unanimously approved, motion carried.

A motion was made by Mr. Phillips and seconded by Mr. Schreader to declare **negative declaration under SEQR** on this lot. Unanimously approved, motion carried.

A motion was made by Mr. Phillips and seconded by Mr. Mawhiney to **approve** Application for Subdivision Approval of Lee W. Milleville for lot located on Cambria Road, dimensions 200 feet in width by 290 feet in depth. Unanimously approved, motion carried.

15-04 (02-27-15) DAVID E. MILLEVILLE, 2598 Saunders Settlement Road, Sanborn, N.Y. 14132, and son-in law were present at this meeting for a one-lot minor subdivision on Subbera Road, dimensions of 125 feet in width by 300 feet in depth.

The following have been submitted: Request for Minor Subdivision Approval, Application for Subdivision Review, Short Environmental Assessment Form, Part 1 Project Information ó (3 pages) and Impact Assessment ó Part 2 (2 pages); Agricultural Data Statement and copy of portion of Town map showing location of subject parcel.

There appears to be no drainage problem on this property. The lot is north of an existing house.

All fees have been paid.

A motion was made by Mr. Phillips and seconded by Mr. Mawhiney to **waive** Public Hearing on lot for David Milleville. Unanimously approved, motion carried.

A motion was made by Mr. Schreader and seconded by Mr. Phillips to declare **negative declaration under SEQR** on lot for David Milleville. Unanimously approved, motion carried.

A motion was made by Mr. Phillips and seconded by Mr. Mawhiney to **approve** Application for Subdivision Approval of David Milleville for lot located on Subbera Road, dimensions of 125 feet in width by 300 feet in depth. Unanimously approved, motion carried.

REFERRAL from Town Board to Planning Board

Mr. Michael Giangrosso was present at this meeting from Hunt and Associates, 2746 Delaware Avenue Kenmore, N.Y.14094, representing Sanborn Meadow Apartments formerly (Vilarella Apartments), 3072 Shenk Road, Sanborn, N.Y. 14132. Change of P.D. to convert Recreation room into an apartment.

Mr. Giangrosso said in one of the buildings there is a recreation room for senior citizens but used very little and now wish to convert it to an apartment. He said there are two washing machines and two dryers in the room. They would like to amend the existing plan previously approved by the Town Board and convert Recreation room into an apartment.

The Town Board would like to make a decision on the plan at next month's meeting.

Some renovations will need to be made. Where there is currently a window, they plan to put in a door in the back of the building. There will no longer be a recreation room. A licensed plumber will put in a new bathroom. Some new wiring will need to be installed. Parking area and driveway are already there. There will be no change in the landscaping. Only changes will be inside of the building.

A motion was made by Mrs. Connelly and seconded by Mr. Mawhiney to recommend to the Town Board on the existing Site Plan previously granted to permit conversion of Recreation room into an apartment. Unanimously approved, motion carried.

REPORTS:

- Chairman ó no new business
- Attorney ó no report
- Building Inspector ó no report
- Board members - no report
- Mr. Foe ó no report

A motion was made by Mr. Phillips to adjourn at 7:45 P.M.

Respectfully submitted,

Marjorie E. Meahl, Rec Secy.

Minutes approved _____