

December 21, 2015

The regular monthly meeting of the PLANNING BOARD of the TOWN of CAMBRIA was called to order by William Amacher, Chairman, at 6:00 P.M. followed by the Pledge to the Flag..

Members present: William Amacher, Chairman  
Gerald Kroening, Douglas Mawhiney, John Phillips,  
Roger Schreader, Sr.  
Also present: Matthew Foe, Councilman, liaison to the Town Board  
Randy Roberts, Councilman  
Michael Sieczkowski, Chairman of Zoning Board  
James McCann, Building Inspector  
Gary Billingsley, Attorney

A motion was made by Mr. Schreader and seconded by Mr. Phillips to approve the minutes of the meeting of November 16, 2015 as presented. Unanimously approved, motion carried.

Mrs. Ellen L. Parker, AICP, was present this evening representing Wendel.

The Subject is "New Zoning for Fair Village property", for Cambria Fair Village Planned Unit Development District.

The Draft contains the following:

SECTION XXX-xx. Purpose and Intent.

To promote the redevelopment of the former Lockport Air Force Base within the Town of Cambria

SECTION XXX-xx. Objectives.

SECTION XXX-xx Permitted uses.

- A. Uses and structures permitted in Fair Village P.D.D. (a. through j).
- B. Uses and structures prohibited in Fair Village P.D.D. (a. through f).
- C. An approved concept/development plan required for entire area.

SECTION XXX-XX Dimensional requirements

- A. Lot size and yard requirements:
- B. Height.
- C. Landscaping and open space.
- D. Public facilities.
- E. Streets
- F. Parking.
- G. Use limitation (a through f)
- H. Use compatibility

SECTION XXX-xx. Application and procedures.

- A. Application for a development plan within the Fair Village Planned Development District.
- B. Sketch Plan (1 through 6)
- C. Development Plan (1 through 7)
- D. State Environmental Quality Review (SEQR)
- E. Planning Board review
- F. Town Board determination
- G. Development plan implementation
- H. Proposed development shall be generally consistent with the approved Fair Village Planned Development District plan as determined by the Planning Board.

Proposed Development Fair Village Planned Unit Development Map  
(prepared by Wendel date September 2015)

The map includes surrounding areas (Shawnee Road, Unicorn Drive, Eagle Drive, portion of Lockport Road and Shawnee Cambria Road).

The following had received copy of this Draft: Robert Roberson, Attorney for the Cambria Town Board; Gary Billingsley, Attorney for Planning Board; William Amacher, Chairman of Planning Board; Randy Roeseler, Andrew Reilly and Jamie Johnson of Wendel.

Some issues discussed were:

1. New P.U D. Development District for parcel on west side of Unicorn Drive, eight (8) acre parcel 120.17-2-1.5. The town is working on obtaining it from Cambria Housing Authority.
2. Chairman asked why not rezone the whole parcel, 8 acres plus the 7 acres?  
Answer was the 8 acres is the more salable part.
3. Building Inspector said to add 25 feet for a buffer.
4. The Town Board will hold Public Hearing on New Planned Unit Development District on January 14, 2016.

Conditions on Pages 2 and 3 are okay as is.

Counsel said the Planning Board could make a motion to approve the proposal and send to the Town Board.

A motion was made by Mr. Phillips and seconded by Mr. Schreader to recommend **approval** of the plan. A Public Hearing is scheduled by the Town Board for January 14, 2016. Unanimously approved, motion carried.

Building Inspector reported on the new proposed δTopsö in Sanborn, formerly Market Place, renovation of two buildings is progressing. He said it will be the same design as the δTopsö in North Tonawanda on a smaller scale. Front will be the same as other δTopsø stores. Sign will be a standard δTopsö sign on the existing pole. There will be no change to the exterior of the building, two entrances. CVS will be the only other business remaining. There will be a new commercial grinder pump system..

It was asked if the Board would like a representative from δTopsö to appear at a future meeting for a Site Plan review? The Board did not think it was necessary.

Review of sign, approximate dimensions of seven (7) feet by twenty four (24) feet is required.

A motion for applicant to submit design approval for sign was made by Mr. Schreader and seconded by Mr. Phillips. Unanimously approved, motion carried.

**REPORTS:**

Chairman ó no report

Attorney ó no report

Mr. Foe ó thanked the Board for their service and have a safe holiday.

Next meeting will be January 25, 2016 at **6:00 P.M.**

A motion was made by Mr. Kroening and seconded by Mr. Schreader to adjourn at 7:00 P.M.

Respectfully submitted,

Marjorie E. Meahl, Rec.Secy.

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