

March 21, 2011

The regular monthly meeting of the PLANNING BOARD of the TOWN of CAMBRIA was called to order at 8:00 P.M. by William Amacher, Chairman, followed by the Pledge to the Flag and then welcomed everyone to the meeting.

Members present: William Amacher, Chairman
Jeffrey Hurtgam, John Phillips, Roger Schreader
Gerald Kroening, alternate
Member absent: Douglas Mawhiney
Also present: George Bush, Councilman
Clifford Burch, Building Inspector
Donald Lane, Deputy Building Inspector
Gary Billingsley, Attorney
Andrew Reilly, Wendel Duchscherer Eng.
Randy Roeseler, “ “ “

A motion was made by Mr. Schreader and seconded by Mr. Phillips to approve minutes of meeting of February 28, 2011 as presented. Unanimously approved, motion carried.

The following was given to board members, building inspectors, attorney and secretary as prepared by Wendel Duchscherer Eng.:

Niagara County Shovel Ready Project – Town of Cambria, New York – First Draft Development Concept
“ “ “ “ “ “ “ “ “ - PD Land Use Plan
“ “ “ “ “ “ “ “ “ - Site Location

AGENDA:

- I. Introductions
- II. The Project
- III. The Process
 - a. Overall
 - b. SEQR
- IV. Purpose of this meeting
 - a. Referral of rezoning by the Town Board
 - b. SEQR
 - c. DGEIS
 - d. Scoping Document
- IV. Next Steps
 - a. Positive Declaration

- b. Official Scoping Document / Scoping Meeting
- c. Review of Draft of DGEIS

V. Action Items / Submittals

TIMELINE EXPANDED 3/21/11
Niagara County/Cambria Shovel Ready Project

SEQR FLOW CHART

ARTICLE X PLANNED DEVELOPMENT DISTRICTS P-D

Section 1000 Permitted uses and Buildings and other Structures

Section 1001 Area Provisions

Section 1002 Lot Sizes for Residential uses in Planned Development Districts

Section 1003 Procedure for Establishment

1. Application
2. The Planning Board shall require applicant to furnish plans, drawings, etc.
3. The Planning Board shall recommend approval, approval with modifications disapproval, etc.
4. The Town Board shall hold a public hearing on the proposal etc.
5. The Town Board may then amend the Zoning Ordinance, etc.

II Limits and Potentials

III Recommendations

TOWN OF CAMBRIA - COMPREHENSIVE PLAN UPDATE 1997

DRAFT SCOPING DOCUMENT
DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT

PROJECT (ACTION)
NIAGARA COUNTY SHOVEL READY PROJECT

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

PROJECT LOCATION
LOCKPORT ROAD

April 14, 2011

DRAFT SCOPING DOCUMENT
TABLE of CONTENTS

- 1.0 Introduction
- 2.0 Environmental Review Process
- 3.0 Extent and Quality of Information Needed and Potential Mitigation Measures
- 4.0 Alternatives to be Considered in DGEIS
- 5.0 Information to be Included in the Appendix
- 6.0 Prominent Issues Raised During Scoping that Will Not Be Addressed (To be completed after public scoping meeting)

DRAFT SCOPING DOCUMENT
DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT

TABLE OF CONTENTS

- 1-1 Site Location Map
- 1-2 SEQR Flow Chart
- 1-3 SEQR Time Frames

Appendix

- A Positive Declaration

DRAFT SCOPING DOCUMENT
DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT

1.0 INTRODUCTION

- 1.1 Site Location**
- 1.2 Proposed Action and Classification of the Action**
- 1.3 Description of the SEQR process**

- 1.3.1 General
 - 1.3.2 Determination of Significance
 - 1.3.3 Scoping
 - 1.3.4 Draft Generic Environmental Impact Statement
 - 1.3.5 Public Comment Period
 - 1.3.6 Final Environmental Impact Statement
 - 1.3.7 Findings Statement
 - 1.4 Purpose and Scope
- 2.0 ENVIRONMENTAL REVIEW PROCESS
- 2.1 Purpose of SEQR
 - 2.2 SEQR Process
 - 2.3 Scoping the DGEIS
- 3.0 EXTENT AND QUALITY OF INFORMATION NEEDED FOR DGEIS AND POTENTIAL MITIGATION MEASURES
- 3.1 Impacts on Land
 - 3.2 Impacts on Water
 - 3.3 Impacts on Plants and Animals (Ecological Resources)
 - 3.4 Impacts on Air
 - 3.5 Impacts on Land Use, Zoning, Agriculture
 - 3.6 Socioeconomic Impacts
 - 3.7 Impacts on Community Facilities
 - 3.8 Impacts on Historic and Cultural Resources
 - 3.9 Impacts on Aesthetic Resources
 - 3.10 Impacts on Open Space and Recreational Resources
 - 3.11 Impacts on Transportation
 - 3.12 Impacts on Energy Resources
 - 3.13 Noise and Odor Impacts
 - 3.14 Impacts on Public Health and Safety
 - 3.15 Impacts on Growth and Character of Community
 - 3.16 Overall Impacts
- 4.0 ALTERNATIVES TO BE CONSIDERED IN THE DGEIS
- 5.0 INFORMATION TO BE INCLUDED IN APPENDIX
- 6.0 PROMINENT ISSUES RAISED DURING SCOPING THAT WILL NOT BE ADDRESSED

**DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT
CAMBRIA SHOVEL-READY SITE**

LOCATION: Town of Cambria
Niagara County, New York

DATE
LEAD AGENCY

STATEMENT PREPARED BY: Wendel Companies

IN ASSOCIATION WITH:

(List of Sub-consultants preparing studies included)

DATE OF ACCEPTANCE OF THE DRAFT

GENERIC ENVIRONMENTAL IMPACT STATEMENT: _____

DATE OF PUBLIC HEARING ON DRAFT GENERIC

ENVIRONMENTAL IMPACT STATEMENT: _____

DEADLINE FOR SUBMISSION OF COMMENTS: _____

DRAFT Generic Environmental Impact Statement – Cambria Shovel Ready Site

TABLE OF CONTENTS

Section

Executive Summary

- 1.0 Introduction and Project Background
- 2.0 Environmental Review of the Project Pursuant to SEQR
- 3.0 Environmental Setting
- 4.0 Potential Environmental Impacts
- 5.0 Mitigation Measures
- 6.0 Alternatives Analysis
- 7.0 Thresholds for Future Environmental Review
- 8.0 Unavoidable Adverse Impacts
- 9.0 Irreversible and Irretrievable Commitment of Resources
- 10.0 Effects on Use and Conservation of Energy Resources

Section 1.0 INTRODUCTION AND PROJECT BACKGROUND

- 1.1 Proposed Action**
- 1.2 Project Site Description**
- 1.3 Project Purpose, Need and Benefit**

Section 2.0 ENVIRONMENTAL REVIEW OF THE PROJECT PURSUANT TO SEQR

- 2.4 Legislative Intent of SEQR**
- 2.4 Summary of Public and Agency Involvement**
Identified Involved Agencies:

**2.3 Steps in the Environmental Review Process
Reasons Supporting the Preparation of a DGEIS**

Section 3.0 ENVIRONMENTAL SETTING

- 3.1 Geology, Topography and Soils**
 - 3.1.1 Geology and Topography (Niagara County Geology)**
 - 3.1.2 Soils**
- 3.2 Hydrology and Water Resources**
 - 3.2.1 Groundwater**
 - 3.2.2 Surface Water**
 - 3.2.3 Floodplains**
- 3.3 Terrestrial and Aquatic Ecology**
 - 3.3.1 Vegetation**
 - 3.3.2 Wetlands**
 - 3.3.3 Wildlife**
- 3.4 Climate and Air Quality**
 - 3.4.1 Climate**
 - 3.4.2 Air Quality**
- 3.5 Land Use and Zoning**
 - 3.5.1 Regional and Town Land Use Patterns**
 - 3.5.2 Existing and Surrounding Land Use**
 - 3.5.3 Zoning**
- 3.6 Socioeconomics**
 - 3.6.1 Population and Housing**
 - 3.6.2 Employment and Income**
 - 3.6.3 Municipal Revenues and Budgets**
- 3.7 Community Facilities**
 - 3.7.1 Parks and Recreation**
 - 3.7.2 Emergency Services**
 - 3.7.3 Educational Facilities**
 - 3.7.4 Health Care Facilities**
- 3.8 Historic and Cultural Resources**
 - 3.8.1 Historic Resources**
 - 3.8.2 Archaeological Resources**
- 3.9 Visual Resources**
- 3.10 Public Utilities and Infrastructure**
 - 3.10.1 Public Water Supply**
 - 3.10.2 Wastewater Disposal**
 - 3.10.3 Other Utility Services**
 - 3.10.4 Solid Waste Management**
- 3.11 Transportation**
 - 3.11.1 Existing Transportation Conditions**
- 3.12 Noise**

Mr. Reilly said an informational meeting was held on February 17th with members of the Town Board and Planning Board present regarding the **Niagara County / Cambria Shovel Ready Project** which the town will be undertaking over the next several months. The proposed project is located at the intersection of Lockport Road and Comstock Road consisting of approximately 150 acres. This would involve properties of Joseph Ohol, Donald Walck and John Wasik on behalf of Miron Wasik.

A rezoning to PD and a GEIS (Generic Environmental Impact Statement) would be required. If rezoned, applicants would then be able to apply to the Town Board for a specific Site Plan, and the Planning Board would then make recommendation to the Town Board regarding same. Some of the subject property owners' land will need to be removed from the AG (Agricultural District)

Mr. Reilly said this area will work in well with the Industrial District and the Comprehensive Plan and the sites would be available for new businesses. This area could accommodate large buildings, approximately 300,000 square feet. There could be green space and detention ponds. The property would need to be rezoned to P.D. which could be done and ready for developers who would then need to come before the Planning Board and then to the Town Board for Site Plan approval.

It was asked about properties in the adjoining town, Pendleton, and Mr. Reilly said there are problems with possible properties in that town with infrastructure and deed restrictions.

With PD rezoning, the town can decide what it would like in such area of the Town of Cambria that may be rezoned PD. The Town Board can address some of the environmental issues before a developer comes in. Regarding sewers, the town is already working on that issue as well as water concerns. Regarding downstream issues, that is being addressed. Also, taking care of waste water over 2500 gallons per day concern.

TIME LINE (see first page of Agenda)

Some important dates:

- 3/10 Town Board meeting to declare Lead Agency/intent to issue Positive Declaration and refer to the Planning Board
- 4/18 Planning Board meeting – Wendel to present and discuss preliminary draft of the DGEIS
- 5/12 Town Board accepts scoping document
- 7/11 FGEIS submitted (comment period ends on 7/11)
- 8/11 Town Board – issues Findings, rezones properties. Public Hearing on draft and rezoning process

May need some drainage and look at flood plain area.

Counsel mentioned diversity in having open space, can have green area between businesses.

Traffic impact statement – (See page 10 in Agenda booklet) “New curb cuts (ingress and egress) to Lockport Road and increased volumes of automobile traffic (cars and trucks) Also, number of drive-ways and emergency access”.

Soils in Niagara County (See page 2 in DGEIS under 3.1 Geology, Topography and Soils

(NIAGARA COUNTY GEOLOGY). Open spaces, impact on water protection, water streams, creeks and water bodies on site and wetlands. Storm water impacts on plants and animals, loss of habitat and may impact resident and migration birds and other wildlife utilizing the area..

Impacts on Air – there will be no smoke stacks, no air quality status. Any increase in traffic could also impact air quality, land uses. Land used for agriculture resources. Agriculture and Markets will have input in this area.

Income and taxes

Community facilities and fire protection.

Archeological Resources

Historic Resources

Architecture of the area, open space and recreational space

Transportation – impacts on

Access to the site.

Energy to the site – National Grid

Noise, odor and contamination

Restrictive uses for public health and safety issues – on the ground or in the air

Mr. Schreader asked about the railroad on these properties? Was owned by Hooker Chemical and was abandoned by Hooker and not sure if it was ever used by Hooker Chemical Co. There are concerns which will be investigated.

4/18 Planning Board work meeting at 6:30 P.M.

4/18 Planning Board and Wendel work meeting to discuss input on Scope Draft Generic at 7:00 P.M.

4/18 Planning Board Regular meeting at 8:00 P.M.

REPORTS:

Mr. Hurtgam reported he received a call from a neighbor on Baer Road regarding a winery and concerns, traffic and parking, as there are no shoulders on Baer Road. Parking especially for buses and limousines.

Building Inspector said there are no site plans required for farm wineries in the town. There are parking and setback concerns. Warm Lake Estate and Niagara Landing (Peter Smith) did have

Site plan reviews at the time of their proposal for businesses. On Niagara Landing winery, a variance was required because the building was built closer to the road than permitted in the ordinance.

There are some restrictions, example, Arrowhead Winery on Cambria Lockport Townline Road, building is closer to the escarpment than permitted. Per Agriculture and Markets, no site plan is required. Adequate parking is required because of the traffic issue for businesses.

Regarding motion on Modern Recycling/Cambria Recycling Facility on Lockport Junction Road, Attorney discussed requirement that this board make recommendations on Special Permit applications in the Industrial District and that motion on Site Plan Approval last month on Modern application did not specifically make such a recommendation. Attorney's understanding is that this board intended to make such a recommendation, and advised the board that it should clarify its intent by making a motion to that effect this evening. A motion was made by Mr. Schreder and seconded by Mr. Hurtgam to agree to the aforementioned as recommended by the attorney. Unanimously approved, motion carried.

A motion was made by Mr. Schreder and seconded by Mr. Hurtgam to approve minutes of meeting of February 28, 2011. Unanimously approved, motion carried.

Building Inspector reported Niagara Professional Park (WNY Urology Associates') building is progressing rapidly.

Attorney – no report

Board members – no further reports

A motion was made by Mr. Phillips and seconded by Mr. Hurtgam to adjourn at 8:20 P.M.

Respectfully submitted,

Marjorie E. Meahl, Rec. Secy.

Minutes approved: _____