

May 16, 2011

The regular monthly meeting of the PLANNING BOARD of the TOWN of CAMBRIA was called to order at 7:00 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, Sr.
Gerald Kroening, alternate
Member absent: Douglas Mawhiney
Also present: Clifford Burch, Building Inspector
Donald Lane, Deputy Building Inspector
Randy Roeseler, Wendel Duchscherer Eng.
Andrew Reilly, “ “ “
Gregory Keyser, CRA Infrastructure & Engineering, Inc.

A motion was made by Mr. Phillips and seconded by Mr. Schreader to approve minutes of meetings of April 18, 2011, Special Work meeting and Regular meeting, as presented. Unanimously approved, motion carried.

RENEWAL:

2007-05 David Kubiniec, 4268 Upper Mountain Road, Sanborn, N.Y. 14132
Site Plan for yard and shop area for plumbing business at 4049 Saunders Settlement Road, Sanborn, N.Y. 14132.

There was no one present on behalf of Mr. Kubiniec at the April meeting and action was tabled for one month.

Mr. Kubiniec's son, David Kubiniec, was present at this meeting and said his father would like to continue with the business.

It was said the grass is cut and some improvement has been made on the property.

A motion was made by Mr. Phillips and seconded by Mr. Hurtgam to **renew** Site Plan on the plumbing business to David Kubiniec for a period of three (3) years retroactive to April 2011. Unanimously approved, motion carried.

Niagara County / Cambria Shovel Ready Project – May 16, 2011

Mr. Reilly gave to board members a copy of Agenda dated May 16, 2011 and copy of DRAFT SCOPING DOCUMENT DGEIS dated **April 18, 2011 - May 16, 2011 (Revised)** and then reviewed it.

May 11 Public Scoping meeting completed

Page 9 add to 3.5 **Impacts on Land Use, Zoning, Agriculture**
b. i. Policies and practices; compatibility of proposed uses with agriculture.

Page 13 4.0 **Alternatives to be considered in the DGEIS**

- Alternative Development Options –
 - Add - Full Build-out of site
 - Alternative development at a reduced scale (less buildings, less coverage)
 - Alternative development with a different layout

Comments and questions:

Noise impacts

Permitted uses on the site

Access - ingress and egress

MS 4's - Storm Water Regulations

Drainage – big part – town will set requirements

Lot coverage

Mr. Phillips asked about D.E.C. and its input?

If board members have additional recommendations, please send to the Town Board for their next regular meeting which will be on Thursday, **June 16th**.

The Planning Board may need another meeting about the DGEIS.

Cannot finish design of back part of the property until definite information is obtained on the wetland in that area.

Tonight, the Planning Board can make a recommendation on the Scoping Documents.

A motion was made by Mr. Phillips and seconded by Mr. Schreader to **recommend** to the Town Board **acceptance** of Draft Scoping Document of the Draft Generic Environmental Impact Statement (DGEIS), proposed Niagara County Shovel Ready Project – dated April 18, 2011, with amendments suggested tonight, as follows: Page 9, 3.5 - b. i. Add compatibility of proposed uses with agriculture and under Alternative Development Options – Add Full Build-out of site Unanimously approved, motion carried.

DGEIS

Preliminary wetland on back of the property, State wetland in the front.

Per Mr. Reilly, there are no archeological problems on this subject property.

No regulations on Green Space in the Zoning Ordinance.

Mr. Schreader asked if the Green Space area could be changed?

Could the PUD area be changed? If proposed area is developed, could further development go to the east toward Campbell Boulevard ?

Mr. Phillips asked about setbacks and buffers?

Discussion:

Minimum lot area – about ten (10) acres

Minimum lot width – about 200 feet

PUD – no frontage requirement

Front yard setback – at least 80 feet or possible 100 feet, parking in the back.

Minimum landscaped area in setback – 10 feet or more; don't need rear setback on this property

Need fire access

Maximum height 75 feet or could be 65 feet

In Industrial area, need minimum building size

Green space requirement, more building space is better than green space. Developers like green space area

Mixture of using agriculture as a part of the Town of Cambria

Uses: different uses on the back part of the land which will be back from the road

Property development rights or leave alone. Put in a pond

Development rights – continue to assess the property as it is at the present time. Assessment for farm as at the present time. Can never be sold

Land Use Draft Ideas – 5/16/11

What envisioned on Lockport Road?

Financial Establishment Centers (bank)

High Technology

Research and Development prime for the front

Electric Substations, Public Utility Buildings

No gas stations, no retail business, no automotive – car lots

Balance of needs for the town

Mr. Burch said we now have Light Assembly on Lockport Road. Those types of businesses should stay in that area.

Mr. Amacher asked about Medical centers?

Mr. Schreader asked about electric substation, what kind of substation is needed to supply the proposed project?

Mr. Reilly said that would be up to National Grid. This will be a National Grid project to bring power on to this property.

Mr. Schreader asked how big of a power station will be needed?

Mr. Reilly said they will design the station for minimum power requirement. This is National Grid service area and they will provide information.

Schedule (Tentative): Planning Board

June 20 - Draft GEIS (Draft prepared by Wendel) and then forward to the town to be distributed to board members by June 1st.

June 20 – 6:30 P.M. Work meeting

June 20 – 7:00 P.M. Regular Agenda and Draft meeting

July 14 - 8:00 P.M. Town Board accepts DGEIS as complete and sets Public Hearing

REPORTS:

Chairman – New York State Training session on Wednesday, June 29, 2011 at Albion Middle School Auditorium from 5:00 P.M. to 9:30 P.M. or on line.

Niagara County Center for Economic Development

Re: Niagara County Project Development Information Portal - Website

Building Inspector – Lot on Thrall Road 100 feet wide. Person will come to next month's meeting.

A motion was made by Mr. Schreader to adjourn at 8:15 P.M.

Respectfully submitted,

Marjorie E. Meahl, Rec. Secy.

Minutes approved: _____