

June 20, 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  
Gary Billingsley, Attorney  
Andrew Reilly, Wendel Duchscherer Eng.  
Randy Roeseler, “ “ “  
Gregory Keyser, CRA Infrastructure & Engineering, Inc.

A motion was made by Mr. Phillips and seconded by Mr. Hurtgam to approve minutes of meeting of May 16, 2011 as presented. Unanimously approved, motion carried.

### **Niagara County / Cambria Shovel Ready Project – June 20, 2011**

Board members have received a **Pre-Draft copy of the DGEIS dated June 13, 2011** from Mr. Reilly, Project Manager, Wendel Duchscherer Eng. on the proposed Shovel Ready Project on Lockport Road. He said that due to wet weather in May, they are about a month behind in their process and were unable to get on to the field for work.

The DGEIS will go to the County for their review. He would like recommendation on rezoning, Site Plan Approval and DGEIS to be reviewed by the Town Board in preparation for the calling of a public hearing to be held by the Town Board. Mr. Reilly said he has no idea as to shape and size of the proposed buildings for this project.

Mr. Reilly then proceeded to go through the “Presentation Outline” provided to board members this evening:

- III Planning Board Input / Direction
  - a. Site Plan / Layout
    - 1. Input from National Grid, need to take care of some title issues  
Access to two (2) proposed buildings on the east side of the property  
No full site plan approvals
  - b. Environmental Setting
    - 1. Soils – have been addressed
    - 2. Hydrology - “ “ “
    - 3. Vegetation and Wildlife-“ “
    - 4. Land Use and Zoning - “ “
    - 5. Socioeconomic – base data “
    - 6. Community Facilities- “

7. Historic and Cultural Resources - there appears to be no historic issues on the properties and no archeological sensitive areas on the properties.
8. Visual - addressed
9. Public Utilities – existing conditions
10. Transportation – ok as is
11. Noise – no study done yet – existing conditions ok as is, board to review

c. Potential Impacts and Mitigations

1. Construction related / phasing issues
2. Water resources – phase the project, phasing could cause impacts – depends on the needs of the proposed industries
  - a. Sewer system – depends on type of industries
  - b. Storm water ponds - improvements to culverts – phasing – number of buildings  
Culverts may be problematic, they may be blocked, may need to be replaced.
  - c. Propose several ponds, two (2) ponds for the present time
3. Land Use and Zoning / Agricultural – PUD District  
Maximum development of property on the west side. Purchase development rights (two (2) acres developed property to one (1) acre of development rights on the east side) There is a wetland area and a creek on this property. Number of acres for development versus number of acres for agriculture.

Mr. Kroening questioned the above and suggested 25 per cent for green space. Protect agriculture in the area. Purchase development rights – buffer to a farm.

Mr. Schreder – land is zoned AR now. North of right-of-way is agriculture; rezone part of property and leave the rest agriculture.

The proposed uses are consistent with the Town's Comprehensive Plan.

What happens when the land is changed to PUD?

It was said it still remains in the Agricultural District for seven (7) years and then subject property can be removed. If property is removed before the 7 years is up, the property owner has to pay the back taxes. Doesn't prevent the property from being developed, but there is penalty. The proposed project is for long-term business or commercial use.

Mr. Phillips said land under agriculture exemption can be removed after seven (7) years.

Counsel asked about a buffer on property that is being farmed?

Mr. Lane asked if Agriculture and Markets has the final word on this project?

Mr. Reilly said the town needs Agriculture and Markets sign-off for this project. The proposed site can be developed but can't get Shovel Ready approval without Ag. and Markets approval. There is very little area in the Town of Cambria that is available for this type of development.

4. Historical and Cultural - None found to date

Mr. Reilly said they have not studied the Wasik property and after the wheat crop is harvested, will make sure there are no archeological concerns on that property.

5. Visual

In many areas, the public will not see the project from the road. Will not be able to see the buildings from Comstock Road because there is a tree line. There is a possibility of seeing just a corner of the building from Saunders Settlement Road. Lockport Road is a busy thoroughfare.

No interference in reception as there are no houses across the road from the proposed project. There are wetlands on some of the property on Lockport Road. There are woods and very few spots where you will be able to see the buildings. Will maximize the size of the buildings.

The trees will not be taken down in the wetlands. Will not be able to see the buildings from Campbell Boulevard.

6. Utilities

Water – being installed in that area now. Pressure and flow, available flow and capacity in the buildings?

Fire Company comments:

Fire hydrants

Access road around the buildings

Two egresses, no secondary means of egress

Mr. Schreader asked how wide will the egress be?

Mr. Reilly said the private drive would be maintained by occupants in the back. It would be a double four lane but will not be all the way back (4 lanes come together into 2 lanes)

Mr. Phillips asked if the road would be curved?

Mr. Reilly said it will be a private driveway and properly maintained. One entrance road with good sight distance.

Mr. Phillips asked if the access would be an easement?

Mr. Schreader said there would be no curbs? What type of under-layment (base) would the road have?

Mr. Reilly said that would be up to the town, like the highway, not a driveway.

Sewer – extension – town has an approval for a 4” force main which goes to Campbell Boulevard. Developer may have to help pay for the cost of sewer line if there is a need to go from a 4” line to an 8” line which could be a substantial cost

Storm water – finishing up engineering work on that report. Size of ponds?

Power – will be furnished by National Grid.

7. Transportation

Driveway locations – 2 locations - how many feet apart? Sight distance  
Study intersections, control at intersections, County will be involved.

8. Noise – set some standards

d. Alternatives – no building, no action. There will be no subdivisions in this area.  
There are approximately 41 uses by Special Permit in the Zoning Ordinance

e. Thresholds

Square footage of development – based on so many feet

Maximum size of building

Avoid wetlands

Zoning of the sight: setbacks, landscaping requirements, buffers, green areas, architectural requirements:

Buildings facing the road should have a nicer front

Dark sky light – no glow

Paved parking versus stone

Some setback lighting, trees

Signal or caution light may be required, control devices,

Lot of information in the Appendix

Mr. Reilly said he would like to make recommendation on the DGEIS to the Town Board at their next meeting in July. Hopefully, good enough to get a decision from the county. Would like the Town Board to accept the DGEIS as complete and call for a public hearing on August 11<sup>th</sup>. He said we need to get approval of the DGEIS by the end of the year 2011.

Counsel said hopefully the Town Board can accept the DGEIS and then refer it to the County for review.

Planning Board – Regular meeting on July 18<sup>th</sup> at 7:00 P.M.

It will be suggested that Town Board accept DGEIS as complete and call for a Public Hearing.

Mr. Schreader – fire protection – fire company now owns property on Route 31, no longer has three (3) stations. In the future there will be a 3<sup>rd</sup> fire station in the vicinity of Diller Road and Saunders Settlement Road. The Eagle Drive fire station is no longer being used. There are three fire companies involved to serve the Town of Cambria, namely, Cambria Volunteer Fire Co. on Cambria Wilson Road and Upper Mountain Road; Pekin on Upper Mountain Road and Sanborn on Ward Road.

REPORTS:

Chairman – Association of Towns of the State of New York Planning Federation

Building Inspectors – logs and buildings on property on Lower Mountain Road, formerly owned by Warren Greig  
Counsel was asked to research the property, especially where logs are stored, etc.

Dep. Building Inspector – A person on Fair Way Drive is erecting a 6' fence for privacy. This lady was informed that she needs to obtain a building permit.

Respectfully submitted,

Marjorie E. Meahl, Rec. Secy.

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