

July 18, 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, Douglas Mawhiney, John Phillips, Roger Schreader, Sr.  
Also present: Clifford Burch, Building Inspector  
Donald Lane, Deputy Building Inspector  
George Bush, Councilman  
Gary Billingsley, Attorney  
Andrew Reilly, Wendel Duchscherer Eng.  
Randy Roeseler, “ “ “  
Gregory Keyser, CRA Infrastructure & Engineering, Inc.

A motion was made by Mr. Schreader and seconded by Mr. Hurtgam to approve minutes of meeting of June 20, 2011 as presented. Unanimously approved, motion carried.

#### **APPLICATIONS FOR SUBDIVISION APPROVAL:**

**11-03 PAUL and ROBERTA FREATMAN**, 3699 North Ridge Road, Lock. 14094 – owners  
**(06-30-11A) RODNEY and MICHELLE FREATMAN**, 4068 Daniels Rd., Rans. 14131 – applicants

Mr. and Mrs. Paul Freatman and Mrs. Rodney (Michelle) Freatman were present at this meeting.

The following have been submitted: Application for Subdivision Review, Request for Minor Subdivision Approval, Short Environmental Assessment Form, Agricultural Data Statement, copy of deed and copy of portion of town map showing addition to the property.

Mr. Freatman said they would like to transfer land footage from their property to their son and daughter-in-law, dimensions, approximately 100 feet to the south and 75 feet to the west (rear) of Rodney and Michelle Freatman's premises.

At present, applicants have an existing 12' by 12' shed and would like to construct a 24' by 32' pole barn. Per Zoning Ordinance, are only permitted one accessory building on a single parcel. A variance was granted by the Zoning Board for the second accessory building subject to approval by the Planning Board for the subdivision.

A motion was made by Mr. Phillips and seconded by Mr. Mawhiney to **waive** public hearing on application for minor subdivision of Paul and Roberta Freatman, owners, and Rodney and Michelle Freatman, applicants, for a minor subdivision on Daniels Road. Unanimously approved, motion carried.

A motion was made by Mr. Phillips and seconded by Mr. Schreader to declare **negative declaration under SEQR** on application for minor subdivision for the above owners and applicants. Unanimously approved, motion carried

A motion was made by Mr. Phillips and seconded by Mr. Hurtgam to **waive** the Recreation Fee on application of Mr. and Mrs. P. Freatman and Mr. and Mrs. R. Freatman as there is no new lot being created by this subdivision. Unanimously approved, motion carried.

A motion was made by Mr. Hurtgam and seconded by Mr. Phillips to **approve** application for subdivision to Paul and Roberta Freatman, owners, and Rodney and Michelle Freatman, applicants, as amended, 100 feet frontage to the south and 75 feet to the west (rear). This property is on the north end of owners' property. Rodney and Michelle Freatman agreed to consolidate the addition as aforementioned to their existing deed and have completed within three to four months. Unanimously approved, motion carried.

**11-04 (06-30-11B) KEVIN KREPPENNECK**, 4164 Lockport Road, Lockport, N.Y. 14094  
Subject parcel 4969 Upper Mountain Road, Lockport, N.Y. 14094, frontage on Thrall Road between 4894 and 4910 Thrall Road.

The following have been submitted: Application for Subdivision Review, Request for Minor Subdivision Approval, Short Environmental Assessment Form, Agricultural Data Statement and copy of portion of town map showing subject property.

Mr. Kreppenneck said he would like to divide the property, dimensions 100' frontage on Thrall Road by 325' in depth from property which has frontage at 4969 Upper Mountain Road. He said he plans to sell that parcel. Years ago this parcel, 100' by 325', was a separate parcel and then it was joined to property fronting on Upper Mountain Road. Now, he wishes to separate it again. It was a previously approved lot.

Building Inspector said this parcel should be checked to see if it passes a perc test. He said there is a possibility that one of the adjacent neighbors on Thrall Road may wish to purchase this parcel. On one side is Mr. Flick and the other side Mr. Covell. There is no frontage on this lot on Upper Mountain Road.

A motion was made by Mr. Hurtgam and seconded by Mr. Mawhiney to **waive** the public hearing on application of Mr. Kreppenneck for a one-lot minor subdivision. Unanimously approved, motion carried.

A motion was made by Mr. Phillips and seconded by Mr. Hurtgam to declare **negative declaration under SEQR** on application of Mr. Kreppenneck for a one-lot minor subdivision. Unanimously approved, motion carried.

A motion was made by Mr. Phillips and seconded by Mr. Hurtgam to **approve** application of Kevin Kreppenneck for a one-lot minor subdivision, dimensions 100' by 325' located between 4910 and 4894 Thrall Road, south side, with stipulation Mr. Kreppenneck must pay the Recreation Fee of \$350.00 and to comply with all applicable regulations of the Town of Cambria and New York State Code. Unanimously approved, motion carried.

**NEW BUSINESS: Sign for Town Recreation Park**

Mr. George Bush was present at this meeting and said he would like approval for a treated wooden sign, approximately 8 feet by 12 feet, 8 inches thick, painted gray, set in concrete, to be placed at the entrance to the town park on Upper Mountain Road. In the future, would like the sign lit. .

Counsel said this would be in the Agriculture-Residential District and would need to apply for a Special Permit.

**Niagara County / Cambria Shovel Ready Project – July 18, 2011**

Mr. Andrew Reilly gave to board members a “Meeting Agenda” dated July 18, 2011, **TIMELINE** Draft Alternative – 7/14/11 (Niagara County/Cambria Shovel Ready Project), Map 3 – PD Zoning Plan and Map 4 – Preferred Concept Plan.

Question asked “What are Development Rights”?

Reviewed DGEIS (Draft Generic Environmental Impact Statement) in preparation for the FGEIS (Final Generic Environmental Impact Statement).

This is decision-making time.

Rezone property from AR (Agricultural-Residential) to PD (Planned Development) and create regulations. There are no specific plans for this property at this time.

There may be a need to define certain uses in the GEIS per Mr. Reilly.

Industries with smoke stack would not be permitted. There could be a mixture of uses and different types of uses. Promote open space and farming. Buffer adjoining uses.

If a buyer of a certain piece of property in this development, for example, purchases twenty (20) acres, could also be required to purchase land, suggested ten (10) acres, and maintain as green space, storm water drainage, agriculture, etc.

Price of the property is already in place per Mr. Reilly.

Would require applicant have green space and buffer.

Mr. Schreder asked “is this taxable area remaining assessed at farm rate”?

Mr. Reilly said that would be up to the assessor, PD used for farming?

Minimum lot size suggested – ten (10) acres      150,000 square foot building

Industrial or commercial area – uses affecting traveling public.

Add minimum size to DGEIS. If a smaller building, might need a larger parking area. Depends on the type of business, number of employees and parking area.

Cultural Resources – must look at Wasik property. Unable to do so because of wheat crop on that property. Crop has now been harvested and can now look and see if there any archeological concerns.

Traffic study has been done – may have to install a light at entrance to property on Lockport Road. No turning lanes at Campbell Boulevard and Lockport Road.

Mr. Schreder asked “would there be signage at the entrance to the project”? Will there be any limitations on signs? Will fire company have any problems entering and exiting this property?

Mr. Reilly said entering and exiting will be separated by an island and there will be no curbing.

The Planning Board can recommend to the Town Board acceptance of the DGEIS and rezoning of the property and Town Board could then schedule a Public Hearing.

There will be a special meeting at 11:30 A.M. on Thursday, July 21<sup>st</sup>, by the Town Board and recommend Planning Board members attend this meeting.

There will be a Work Meeting on August 15<sup>th</sup> at 7:00 P.M. and Regular meeting at 8:00 P.M.

A motion was made by Mr. Phillips and seconded by Mr. Hurtgam to recommend that the Town Board accept the DGEIS (Draft Generic Environmental Impact Statement) subject to any revisions that the Town Board makes and recommend the DGEIS as being complete and ready for public review. Unanimously approved, motion carried.

At the Special meeting, any formal comments received will be discussed in preparation for the FGEIS (Final Generic Environmental Impact Statement). The formal comments will be addressed at the August 15<sup>th</sup> regular meeting.

For every two (2) acres developed, it was suggested one (1) acre to remain agriculture or conservation easement.

#### OTHER BUSINESS:

Subdivision of land – example, someone may wish to sell off 50 feet to his neighbor and what is left might create an undersize lot?

Attorney was asked to look into the business on the former Greig property, Lower Mountain Road, regarding the logs and the new buildings for sale.

#### REPORTS:

No report this evening from Attorney, Building Inspectors or Board members.

A motion was made by Mr. Schreder to adjourn at 8:30 P.M.

Respectfully submitted

Marjorie E. Meahl, Rec. Secy

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

