

September 17, 2012

The regular monthly meeting of the PLANNING BOARD of the TOWN of CAMBRIA was called to order by William Amacher, Chairman, at 8:05 p.m. followed by the Pledge to the Flag.

Members present: William Amacher, Chairman
Jeffrey Hurtgam, Douglas Mawhiney, Roger Schreader, Sr.
Gerald Kroening, alternate
Member absent: John Phillips
Also present: Matthew Foe, Councilman, liaison to the Town Board
Randy Roberts, Councilman
Clifford Burch, Building Inspector
Gary Billingsley, Attorney

A motion was made by Mr. Schreader and seconded by Mr. Kroening to approve minutes of meeting of August 20, 2012 as presented. Unanimously approved, motion carried.

SITE PLAN (tabled from August 20, 2012)

2012-07 (06-26-12) John Soto – 5262 Subbera Road, Lockport, N.Y. 14094
Request for Special Permit for fabrication of counter tops

There was no one present this evening or at the July 16th or August 20th meetings on behalf of Mr. Soto. Phone calls and letters have been sent to applicant but no response.

A motion was made by Mr. Hurtgam and seconded by Mr. Kroening to **table** action on Site Plan of Mr. Soto for one more month and Attorney to send him a letter requesting he be present at the October meeting. Unanimously approved, motion carried.

ESCARPMENT DISTRICT SITE PLAN (tabled from August 20, 2012)

2012-08 (08-16-12) Joseph and Judith Hilty, 3500 Wildwood Drive, Niagara Falls, N.Y. 14304
Subject property location – 3095 Upper Mountain Road, Sanborn, N.Y. 14132
Construct single-family residence in Escarpment District requires Site Plan Approval

Mr. and Mrs. Hilty were present at this meeting and have submitted the following: Application for Site Plan Approval and Agreement (3 pages), Short Environmental Assessment Form, Agricultural Data Statement and copy of Survey.

Mr. Amacher asked applicants where do they propose to place the driveway?

Mr. Hilty said the driveway will be on the east side of the property where there is a natural clearing and there is an existing lane.

Building Inspector said the driveway has to be a minimum of twelve (12) feet in width, depth of foundation to be strong enough to hold a fire truck and a turn-around near the house.

It was suggested to applicants to contact Mr. Mac Swan, Town Highway Superintendent, for specifications on the driveway. Fire trucks are very heavy.

Mr. Hilty said they plan to put in stone in the bottom and will eventually have the driveway black-topped.

As far as trees are concerned, Mr. Hilty said they are trying to save as many hard wood trees as possible. A few trees will have to be removed.

The Building Inspector can advise them on the tree removal.

Mr. Hilty said there are pine, maple and oak trees. Perhaps a forester may need to look at the trees and get his advice on the trees to stay and what could be removed. Mr. Hilty said the trees were planted trees.

Chairman asked applicant how far from the ledge will their home be?

Applicant said the property is approximately 700 – 750 feet from the road and home will be 350 – 400 feet from the road right-of-way. Home will be a long way from the ledge.

Applicant also said they will be in contact with the Town Water Department regarding the water line. He said a representative from the Water Department has already been to their property to look at the situation. They will have underground utilities.

Board members had no concerns on the proposal for the new home.

Counsel went over the issues in regard to the proposed home as follows:

1. Driveway will be on the east side of the premises in the area where there is a natural clearing.
2. Applicants are to meet with Building Inspector and/or forester to determine which trees may be removed.
3. Driveway to be constructed to satisfaction of Town Highway Superintendent – to be at least twelve (12) feet wide with a turn-around near the residence.

A motion was made by Mr. Schreader and seconded by Mr. Hurtgam to **approve** Site Plan for Joseph and Judith Hilty to construct a single-family ranch-type home at 3095 Upper Mountain Road, Sanborn, N.Y. 14132, dimensions approximately 1900 square feet with conditions as aforementioned. Unanimously approved, motion carried.

MINOR SUBDIVISION - No Public Hearing (tabled from August 20, 2012)

12-06 (07-20-12) JOHN R. WASIK, 4983 Saunders Settlement Road, Lockport, N.Y. 14094

Mr. Wasik was present at this meeting and said he would like to subdivide house and approximately three (3) acres from his farm, which he is selling to his daughter.

There are two errors on the survey which need to be corrected before approval can be given.

1. Need to change the driveway, make it straight; and
2. The house number should be 4983 and not 4938 as shown on the survey.

There were no concerns of board members.

A motion was made by Mr. Schreader and seconded by Mr. Mawhiney to **waive** Public Hearing on Application of John Wasik for a Minor subdivision. Unanimously approved, motion carried.

A motion was made by Mr. Hurtgam and seconded by Mr. Mawhiney to declare **negative declaration under SEQR** on application of Mr. Wasik. Unanimously approved, motion carried.

Mr. Wasik was informed of the Recreation fee and it was explained to him.

A motion was made by Mr. Hurtgam and seconded by Mr. Schreader to **approve** Application for Minor Subdivision of John Wasik, property location 4983 Saunders Settlement Road, Lockport, N.Y. 14094, with conditions: a revised survey is to be submitted showing the correct location of the driveway and house number is 4983 Saunders Settlement Road. Unanimously approved, motion carried.

PUBLIC HEARING

Secretary read Notice of Public Hearing as it appeared in the Lockport Union Sun and Journal to consider the application for Preliminary plot approval for the application of **SSR DEVELOPMENT GROUP, LLC**, 3085 Harlem Road, Cheektowaga, N.Y. 14225, for a Minor subdivision for one lot from premises located at 3850 Saunders Settlement Road. The lot contains approximately 6.57 acres, and is westerly and immediately adjacent to the said 3850 Saunders Settlement Road.

12-07 (08-22-12) SSR DEVELOPMENT GROUP LLC - Applicant
William Schutt & Associates, P.C., 37 Central Avenue, Lancaster, N.Y. 14086,
Licensed Engineer and Agent for Applicant
Subject Parcel – Minor subdivision (6.57 acres) from premises located at 3850
Saunders Settlement Road, Sanborn 14132

The following have been submitted: Request for Minor Subdivision Approval, Application for Subdivision Review, Agricultural Data Statement, Short Environmental Assessment Form and copy of Survey with Revised Property Line dated 09-07-2012.

Scott Witter, Director of Landscaping and Architecture, appeared on behalf of Wm. Schutt & Associates, P.C.

Mr. Witter said the Doctors at Western New York Urology Associates (Niagara Professional Park) wish to develop as much of the westerly portion of the vacant land as possible, approximately 6.54 acres total property available.

It was asked what size water line is under the road?
Building Inspector said the existing water line is large enough for the project.

Mr. Schreader asked “if this parcel is developed, is there room for a parking lot; and will existing retention pond be big enough to handle added structures?”

Counsel asked if this property is serviced by sewer?
It was said there is public water and public sewer; Zoning is in B-2 district.

This project will be subject to Site Plan Review.

There is a question of wetlands?

Mr. Witter said no one will know the status of the wetlands until it is known what type of project will go into that parcel and will be reviewed by D.E.C. and Corps of Engineers. He said his business is landscaping design and his firm did the landscaping for Western New York Urology Assoc.' parcel.

At the time of building and business proposal, the landscaping work will be proposed.

Mr. Amacher mentioned the Air Base property south of this area is being cleaned up and could be available for clients for that property as well.

Mr. Schreader asked “are there plans to use the same entrance as the one in use now for the Western New York Urology facility, or perhaps use a different entrance?” He is concerned about fire equipment getting to the buildings. He asked “what could this new parcel be used for, what kind of business?”

Mr. Witter said he does not know at this time what is proposed for that parcel, but acknowledged that a separate entrance may be appropriate.

Counsel said easements required for original construction should apply for any additional usage of premises in regard to storm water, etc.

No further concerns as of this time

A motion was made by Mr. Hurtgam and seconded by Mr. Mawhiney to declare **negative declaration under SEQR** on Application of SSR Development Group LLC

A motion was made by Mr. Schreader and seconded by Mr. Kroening to **approve** application of SSR Development Group for Preliminary plot approval for a Minor subdivision for one lot from premises located at 3850 Saunders Settlement Road, Sanborn 14132. Said parcel contains 6.54 acres of vacant land and is in B-2 District. Also, Site Plan Approval must be given by the Planning Board before any new construction begins. Unanimously approved, motion carried.

REPORTS

Building Inspector – no report

Attorney – no report

Chairman asked about Erway/McSpadden Site Plan?

Counsel had written a letter dated August 10, 2012, regarding the Site Plan Approval but no one has appeared or submitted an application as of this date.

Next meeting will be on October 15th at 8:00 p.m. No work meeting scheduled.

A motion was made by Mr. Schreader to adjourn at 8:45 p.m.

Respectfully submitted,

Marjorie E. Meahl, Rec. Secy.

Minutes approved: _____

