

Town of Cambria Planning Board Meeting Minutes

October 17, 2022

Call to order

A meeting of the Town of Cambria Planning Board was held at 7:00 pm on October 17, 2022. Chairman, Amacher welcomed everyone to the meeting followed by the Pledge of Allegiance.

Attendees included:

William J. Amacher, Chairman
Roger Schreader, Vice Chairman
Michael Sieczkowski, Member
Gerald Kroening, Member
Ben Musall, Town Board Liaison
Gary Billingsley, Attorney
James McCann, Building Inspector/Code Enforcement
Matthew Cooper, Deputy Building Inspector/Code Enforcement
Krista Brocius, Clerk Planning /Zoning Board

Members not in attendance included: Garret Meal, Member and David Carter, Alternate Member

Approval of Minutes

A motion to approve the minutes of September 19, 2022, and October 3, 2022, made by Mr. Kroening and seconded by Mr. Siekowski, all in favor, so carried.

NIAGARA COUNTY COMMUNITY COLLEGE
3111 Saunders Settlement Rd.
Law Enforcement Academy

PSP-2022-011
SBL#119.00-1-50.1

Wayne Lynch Vice President of Administration of Niagara County Community College, Kris Winkler Senior Civil Engineer for LaBella Associates, and David Chandler, Architect for LaBella Associates were present.

Mr. Lynch explains that this is a project for a formal Law Enforcement Academy for the Sheriff's Department, Niagara Falls Police Department, and Niagara County residents. The college is providing funding in conjunction with the County and the State.

Mr. Winkler is requesting a negative declaration and site plan approval tonight. Mr. Winkler explained that the planned building location is on the west side of the campus in parking lot four (4). They are utilizing existing parking for the project and adding four (4) ADA parking spaces. There will be concrete ADA-compliant sidewalks sidewalk on the south side of the existing parking lot and sidewalks from the entrances. It will be a two-story building of approximately 15,600 sq. ft. The total disturbed area for this project will be less than one (1) acre and therefore will not require SWPPP. Utility connections are a significant part of the cost of the project. The new building will connect to the Saunders Settlement water main, which has been coordinated with the Town. The storm sewer will connect to existing pipes on the east side of the campus. They are planning to connect to the gas main

Town of Cambria Planning Board Meeting Minutes

October 17, 2022

line and electric on Route 429 Lewiston- Cambria-Townline road. Mr. Winkler stated that the sanitary sewer will be connected to the existing sanitary sewer at NCCC. The water source will be through the Town of Cambria, the line was just enlarged last year.

Mr. Chandler reviews the floor plans with the board. The first floor is about 9,000 sq. ft. and the second floor is about 6,500 sq. ft., with a total of 15,612 total sq. ft. There will be classrooms, office spaces, bathrooms, and showers. There will be a “use of force” room that uses virtual reality to simulate real-life situations.

The combat training is going to be on the second floor. There will be partitions that move so they can be used to simulate a home for example, for training purposes. The occupancy load will be for 99 and under. Class sizes are usually about 35-40 students at a time. Elevators and front and rear stairs.

The outside of the building will be large oversized brick, it will be blue and tan. There will be a rain screen and a brown corrugated metal panel. There are some windows on the first floor and no windows on the second floor.

Mr. Lynch states that there will be signage for the building when you get onto the campus. There may be signage on the road in the future.

Mr. Chandler speaks briefly about a possible hanger or helipad in the future. There would need to be a new site plan for that.

Mr. Amacher asks Mr. Billingsley if this should go in front of the County Planning Board. Mr. Billingsley says that would be best and he will take care of getting that application in. Mr. Lynch explains that the County technically owns the college and is funding part of this project. Mr. Billingsley says the State requires that properties that border the County and State roads should go in front of the County Planning Board. He recommends it be submitted and then this Planning Board can rule on it for final approval next month.

Motion

A motion for negative SEQR was made by Mr. Kroening, seconded by Mr. Schreader, all in favor, so carried.

A motion to approve the Site Plan contingent upon Niagara County Site Plan approval made by Mr. Kroening and seconded by Mr. Siekowski, all in favor, so carried.

Announcements

Mr. Amacher announced that the next meeting will be on November 21, 2022, @ 5:30 pm.

Reports

Councilman Musall inquired as to why these projects are not being referred to the Niagara Planning Board before meeting with our Planning Board when necessary. Mr. Billingsley took responsibility for the oversight.

Town of Cambria Planning Board Meeting Minutes
October 17, 2022

Adjournment

A motion to adjourn @ 7:40 pm was made by Mr. Sieczkowski and seconded by Mr. Schreader, all in favor, so carried.

Krista Bracicus

Planning/Zoning Clerk