

August 21, 2006

The regular monthly meeting of the PLANNING BOARD of the TOWN of CAMBRIA was called to order at 8:00 P.M. by William Amacher, Chairman followed by the Pledge to the Flag.

Members present: William Amacher, Chairman
Norman Human, Jeffrey Hurtgam, John Phillips, Thomas Willett
Also present: Clifford Burch, Building Inspector
Donald Lane, Deputy Bldg. Inspec.
Gary Billingsley, Attorney
Robert Klavoon, Wendel Duchscherer, Eng.

A motion was made by Mr. Human and seconded by Mr. Hurtgam to approve minutes of meetings of July 17, 2006, Special and Regular meetings, as written. Unanimously approved, motion carried.

06-04 WILLOW CREEK PATIO HOMES Subdivision (Castleton Development, LLC)

Mr. Thomas Plotar and Clifford Trumm were present and spokesmen on behalf of Greenman Pedersen, Inc., Eng. There were several other persons present on behalf of this proposed subdivision.

Mr. Plotar said the proposed subdivision will consist of fifty-eight (58) single-family homes on 17.2 acres with public water, sewers and storm water drainage.

They are requesting Planning Board approval this evening for a proposed subdivision in the vicinity of Shenk Road and recommendation to the Cambria Town Board.

There will be a single water line and sewers on both sides of the road. Proposed storm water detention pond will be enlarged and will be located behind three of the lots, namely, No. 41, 42, and 43.

Mr. Plotar said the difference in the pounds of pressure, approximately three (3), one line 34 pounds versus two lines, 37 pounds, did not justify a second line.

Mr. Phillips asked what is the rate of flow and Mr. Klavoon said approximately 1100 gallons per minute.

Drainage easements are to be public. Maintenance of the pond will be the responsibility of the three property owners and will be included in the deed restrictions.

There will be a restriction on barns and sheds.

Each property owner's deed will refer to restrictive covenants on file. There will be no out buildings permitted. In-ground pools only will be permitted.

The board would like a street light at the entrance to Shenk Road. The town will have to maintain the lights. Inform the town board advantages of lighting in the area. It was suggested to have four or five street lights in this subdivision, namely, entrance to Shenk Road and one at each corner.

The proposed setback to be 25 feet from the road right-of-way on Lots No. 1, 2, 3, 4 and 5 and 30 feet setback on all lots No. 6 through 58. Side yard setback is to be ten (10) feet from property line,

dimensions of homes proposed will be 40' by 60', single family, single story, with a cellar, full assessed value 100%. All homes will have a brick front with vinyl siding on three sides.

Recreation lot fee proposed is \$750.00 per lot. It was said by a representative of the subdivision that usually the purchaser of the lot pays the fee. This issue to be discussed with Town Supervisor and proposal is subject to Town Board's final approval.

The Town Engineer has incurred some expenses with this proposed subdivision and payment of the fees is responsibility of the applicant.

Mr. Klavoon said he received some plans today and did not have time to completely review them. He said he will advise the Planning Board and Town Board if he has any issues or concerns on these plans.

Mr. Phillips asked what the condition of the ditch is west of this proposed project? Does it need to be cleaned? Ditch is on the property line.

Easements to be provided to the town.

Counsel said until the infrastructure, including roads, is completed and dedication to the town is complete, no construction of homes should be permitted, except perhaps a model home. The proposed name for the new road is "Willow Creek Lane".

Chairman asked if they had any inquiries for these homes in this proposed subdivision and answer was, yes, four or five so far.

Final recommendation approval dated August 21, 2006 for fifty-eight (58) Patio homes in this subdivision under P.D.D. as submitted.

Planning Board requests the Town Board to establish a fee per lot to be used for recreation purposes, recommended \$750.00 per lot payable at time of signing the Final approval on the Final plat.

Public easements for drainage are to be submitted to the Town of Cambria and individual property owners will be responsible for the drainage area. Public drainage easement to be fifteen (15) feet and along railroad more.

The Planning Board recommends to the Town Board five (5) street lights in this subdivision, namely, Sherk Road intersection, vicinity between lots No. 26 and 27, 35 and 36, 43 and 44 and another around the circle.

Side yard setbacks to be ten (10) feet from property line.

A motion was made by Mr. Phillips and seconded by Mr. Human to recommend that Town Board approve August 21, 2006 Site Plan as submitted by applicant pursuant to Planned Development District Zoning Ordinance, provisions for fifty-eight (58) patio homes, with the following recommendations:

1. Town Board to establish a fee per lot to be used for recreation purposes, recommended \$750.00 per lot to be paid prior to filing of Final plat;
2. Public easements for maintenance of drainage in pond, rear yard and perimeter areas to be granted to Town of Cambria as recommended by Town Engineer, with individual property owners to be responsible for regular maintenance of drainage and pond areas;
3. Require five (5) street lights in this subdivision, namely, Shenk Road intersection, between lots No. 26 and 27, 35 and 36, 43 and 44 and another around the circle;
4. Subject to Town Board review under SEQR;
5. Side yard setbacks to be ten (10) feet from property line; front yard setbacks to be between 25 feet and 30 feet as per plans;
6. Applicant to confirm that future homes will be single family, single story, with full value assessments of 100%;
7. No accessory buildings should be permitted in this subdivision;
8. In-ground swimming pools only to be permitted;
9. Subject to Niagara County Health Department approval and Niagara County Sewer District approval;
10. Infrastructure to be completed before any dwelling units are constructed, other than construction of a model home, if approved by the Town Board.
11. Applicant to pay reasonable fees for engineer's cost of reviewing documents, etc.
12. Subject to acquisition of sewer easement and/or purchase of the parcel that will permit applicant access to sewer trunk line
13. Town Board to consider any further revisions to the August 21, 2006 Site Plan as recommended by the Town Engineer.

Unanimously approved, motion carried.

Chairman reported No. 2006-14, McGinnis application to operate a catering business at 4068 Burch Road, Ransomville, 14131, has been withdrawn and may be reinstated in the Fall per applicant.

NEW BUSINESS:

Chairman reported he met with Mr. Ellis, Supervisor, Mr. Shoemaker, Town Attorney, Ellen Parker and Tim Walck from Wendel Engineering regarding updating of Subdivision Regulations. A draft is being prepared for review.

REPORTS:

Chairman:

1. Barone property on corner of Shawnee Road and Lower Mountain Road – dirt pile Counsel will be sending a letter on this issue to Mr. Barone.
2. Erie Niagara Regional Partnership – Economic Development Forum Tuesday, August 29th at 6:30 P.M. at Niagara County Community College
3. Planning News – training sessions and workshops – Conference in Troy, N.Y. October 8, 9, 10, 11
4. Julie Goss, owner of Beau Cheveux Salon and Spa in Sanborn and three employees from her beauty shop went to Las Vegas to style hair for some of the contestants in the Mrs. U.S.A. Pageant. Article featured in the Buffalo News on August 20th.
5. Wind power – Upstate New York Rural Communities
6. “Rural Futures” – July/August issue – some good articles in this magazine
7. Request to change the regular meeting date to September 25th at 7:00 P.M. All board members in agreement with this change.

Building Inspector:

Mr. Moge called and said he has property on Shawnee and Stoelting Roads, said he has 66 feet frontage on Shawnee Road and approximately 200 feet on Stoelting Road and would like to divide property into lots.

Attorney – nothing to report this evening.

Board members – nothing to report

Thomas Reed said the culvert under the railroad tracks in the vicinity of proposed Willow Creek Subdivision is very small and feels there will be a lot of drain run off from this subdivision.

It was said that property is owned by the railroad.

Water from Pascoe Park, property behind the college and the college itself goes in that direction, southerly.

A motion was made by Mr. Willett to adjourn at 8:55 P.M.

Minutes Approved

Respectfully submitted,
Marjorie E. Meahl, Rec. Sec.