

March 20, 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. He welcomed everyone to the meeting.

Members present: William Amacher, Chairman
Jeffrey Hurtgam, John Phillips, Thomas Willett
Gerald Machajewski, alternate
Member absent: Norman Human
Also present: Clifford Burch, Building Inspector
Donald Lane, Ass't Bldg. Inspector
Gary Billingsley, Attorney
Joseph Ohol, Chairman of Zoning Board
Robert Klavoon, Wendel-Duch., Eng.

Amendments to minutes of February 27, 2006:

Page 2, paragraph 8 – “8’4” in height”

Page 3, paragraph 2 – “asked if grade could be”

Page 4, #3 “including intermittent planting of evergreens and a black vinyl”

A motion was made by Mr. Phillips and seconded by Mr. Willett to approve minutes of meeting of February 27, 2006 with amendments. Unanimously approved, motion carried.

2006-03 JOSEPH and KATHLEEN PARADOWSKI, Site Plan Review for Special Permit

Mr. and Mrs. Paradowski, along with one of their German Shepherd dogs, were present at this meeting and have submitted the following: Application for Special Permit, Short Environmental Assessment Form, Agricultural Data Statement and copy of survey map.

Mrs. Paradowski said these dogs come right from Germany. They may breed them twice a year per their application. They plan to erect a 40’ by 60’ building, will have runs, some invisible fencing, and may have more than four dogs on the premises at one time. They may board some of the puppies when people go on vacation. This will be a private kennel, will have water in the building and plan to have a heated concrete floor. A portion of the Parco building will be for personal use. There will be a large entrance door on one end for storage of trailers and one man door. They plan to use about one-third of the building for the dogs, will have wire kennels and two runs on the back side of the barn. A 30’ by 30’ area will be divided into three sections.

Mr. Paradowski said the building will be about 200 feet from the road and approximately 100 feet from property lines.

Mr. Machajewski asked applicants if there is a special reason for German dogs?

Mrs. Paradowski said they are much healthier.

Mr. Machajewski asked if they have a certain clientele that want these particular dogs?

Mrs. Paradowski said there is no certain clientele and most of the puppies are sold by word of mouth.

Applicants were asked if there would be any dog training on the property?

Mrs. Paradowski said they do train their own dogs on the premises but do not train for anyone else.

Mr. Machajewski asked about waste disposal?

Mr. Paradowski said they bag the waste and put it into the garbage.

Mr. Machajewski asked if clients have access to the building housing the dogs?

Mr. Paradowski said there is a driveway leading to a building that is already there. This is not a business. Applicants said they do baby sit some of the dogs occasionally.

A motion was made by Mr. Phillips and seconded by Mr. Willett to send this application to the Zoning Board for their action and to consider the issues discussed at this meeting. Unanimously approved, motion carried.

2005-12 LAURA HOREY-ROJAS, 3660 Human Road, Sanborn, N.Y. 14132
Business – Shipping/Drop-off dry cleaning
Business site – 2962 Saunders Settlement Road, Sanborn, N.Y. 14132

Mrs. Horey-Rojas was present at this meeting and said she would like Site Plan Approval to have erected a larger sign, namely 8 feet by 8 feet lighted, to replace existing 5' by 5' sign on the aforementioned business site where her business is currently located. She said her business, "Shipping Out", moved from Shawnee Road to the Saunders Settlement Road address. There are five (5) slots for advertising on the sign, per pictures submitted.

No formal application has been submitted, only the two pictures showing the signs.

A motion was made by Mr. Willett and seconded by Mr. Phillips to amend existing Site Plan to permit a new larger sign, namely, eight (8) feet by eight (8) feet as requested. Unanimously approved, motion carried.

06-03 GREEN ACRES SUBDIVISION (Burcyk) Green Road - proposed nine (9) lots

Mr. Clarence Burkwit, P.E., was present at this meeting and said there are three proposed points of access to the aforementioned subdivision, namely, extension of Van Dusen Road, a proposed road to the

north and one to the south of Van Dusen Road, each having a 66 foot right-of-way.

He further said there is no problem with the drainage and plan to leave as is and is agreeable with his client. The ditches will need to be cleaned out.

Mr. Klavoon said the drainage concern is to be addressed on the preliminary plan.

Mr. Burkwit said the issues of floor elevation of the proposed nine (9) lots, drainage for the lots and contours will all be shown on the preliminary plan.

A drainage easement to the Town of Cambria will be provided for the existing ditch on lots #3 and 4 per letter dated March 15, 2006 from Mr. Burkwit.

There appears to be no public record of an easement for the power line that goes through this property.

Mr. Burkwit was advised to make sure on the setback for corner lots of 160 feet.

Mr. Burkwit would like a sketch plan approval tonight.

A motion was made by Mr. Phillips and seconded by Mr. Machajewski to **approve** sketch plan as presented, (revised February 1, 2006) of Green Acres Subdivision (Burcyk property) on the west side of Green Road with condition that all issues, #1 through #7, in letter of March 15, 2006, be addressed.

Mr. Burkwit was informed that the next Planning Board meeting will be Monday, April 17th at 8:00 P.M.

06-04 WILLOW CREEK PATIO SUBDIVISION – south side of Route 31

Mr. Thomas J. Plotar, P.E., and Kenneth C. Zollitsch, Planning Associate, representing Greenman – Pedersen, Inc. (GPI), Engineering and Construction Services, along with personnel from Castleton Development Corp. were present at this meeting.

A letter dated March 14, 2006 addressed to Mr. Burch, with Application for Subdivision Review, Full Environmental Assessment Form and Agricultural Districts map were submitted.

The proposal is for sixty-five (65) patio homes' subdivision to be located within the Planned Development area on the south side of Route 31, east of Cedar Knoll apartments. The proposed homes range from 1300 square feet to 1800 square feet, single family ranch style with two to three bedrooms, an attached two-car garage and cellar.

There will be public streets, 66 foot right-of-way with underground utilities.

One concern of the Highway Superintendent is access for snowplows. The radius is not adequate for the trucks.

Mr. Zollitsch said 25 feet is town standard for radius and they have proposed 30 feet.

Proposed lots will be 55 feet road frontage by 120 feet in depth and some may be deeper along the railroad tracks, 145 feet more of buffer. There will be approximately ten (10) feet to fifteen (15) feet between homes. Homes will be about 40 feet in width and 55' to 60' in depth. There will be about 7-1/2' side yard for each home.

One fire hydrant is shown on the sketch plan and Mr. Klavoon suggests two hydrants for this size of project.

There will be a retention pond in the back of the subdivision.

Per representatives, no one has been approached about an easement on the property line. The adjoining land is vacant at this time.

Proposed drainage plan was discussed.

The ditch by the railroad tracks is scheduled for cleaning in the Summer of 2006. Highway Superintendent is concerned about the ditch.

Mr. Phillips expressed concern about the density of this project. A similar subdivision, "Hidden Lake" patio homes in Lockport off of Lincoln Avenue, is about the same density as proposed in Cambria.

Chairman asked Mr. Plotar and Mr. Zollitsch if any type of market study had been done?

A representative of Castleton Develop. Co. said this type of home is very popular in this area. These homes are more geared to senior citizens as there will not be as much lawn to maintain. A Homeowners' Association will take care of the lawn and snow removal.

Mr. Machajewski asked if applicants had any contact yet with Health Department?

Mr. Zollitsch said no contact with Health Department has been made as of this date. They have Health Department Review plans as far as sewer and water. This is only the sketch plan. He said if the sketch of this concept is acceptable and approved, will then proceed with engineering work. He said he has talked with Mr. Jowdy about water pressure.

There were representatives from two fire companies, Cambria and Sanborn, present who expressed some concerns.

Mr. Robert Hoover expressed concern about access to the property, 65 homes with one access. He feels there should be another driveway to access this property because of the closeness of the homes. He gave an example if there should be an explosion. He is also concerned about water and water pressure. What size are the water lines?

Mr. Jowdy and Mr. Mac Swan will determine size of lines, what is put in and how they are installed.

Mr. Hoover is also concerned about emergency access roads between Shenk Road and Tyler Road.

Right-of-way of 66 feet is required. Concerned about the curves in the road with large fire trucks

Discussion of railroad tracks and the creek in the immediate vicinity of the proposed project.

Mr. Hoover questioned the location of the fire hydrants? Also suggested expanding the radius for the curve by lot #6.

It was asked how many different style of homes are proposed?

It was said there will be three (3) basic styles of homes, single-family ranch type with two to three bedrooms, 1300 to 1800 square feet.

The price range of the homes will be from \$165,000 to \$200,000.

Elevation is also a concern. These homes will be close to existing draining. They will try to keep garages on one side of the homes. Setbacks will be about 25 feet from right-of-way to front of garage. There will be a porch on the back of the home.

Each family in this proposed subdivision will be part of the Homeowners Association. There are regulations on what they can put in their driveways and back yards.

Per assessor, these homes will be assessed like any other home. The property becomes more valuable when controls are placed on them.

A long form SEQR is required for a subdivision like this.

It was asked what would the depth of the retention pond be? Answer was 6' to 8' in depth.

How is that depth maintained?

Mr. Plotar said the water may go down a little bit, but there is enough depth to keep it cool.

Mr. Ohol asked how close to the railroad tracks can a building be? Expressed concern about the noise.

Chairman said there are no regulations by CSX on distance of a building from railroad tracks.

Mr. Willett asked if there would be any type of fencing around retention pond?

Mr. Plotar said there is no fence planned for around the pond. The Homeowners' Association will own and maintain the pond.

Mr. Phillips again expressed concern for the density of these proposed homes.

It was said with larger lots, maintenance cost would rise.

Mr. Phillips asked how much green space will there be?

Mr. Zollitsch said there will be green space at the entrance.

Chairman suggested that the board members go out and look at the homes at "Hidden Lake" subdivision which is located off of Lincoln Avenue. That is the closest one and if possible, ask some of the residents how they like their home.

Counsel questioned #4 on Page 2 of the SEQR form, depth of bedrock 2.0-13.0 feet, 10.0 feet of rock where pond will be.?

It was said test boring was done on January 14, 2006 and bedrock was at 12 feet. Also said where testing done, could be a large boulder.

Mr. Hoover, Sr. asked if these homes would be open to any age? Could there possibly be a family with children?

The answer was approximately 95 per cent would be senior citizens.

Mr. Glen Wendt expressed concern about storm water drainage. Only exit would be through under the railroad on the other side of the creek. There is a sluice under the railroad and that needs to be cleaned out.

It appears from the discussion this evening that the biggest concerns are: access to the subdivision, recommended to have two entrances; drainage, radius at curves for big trucks, such as fire trucks and snowplows and density of proposed lots.

NEW BUSINESS: none

REPORTS:

Building Inspector: regular report handed out
Attorney: nothing this evening

Subdivisions under exemption – should applicants come before the Planning Board on this issue? At a previous meeting the board members said they would like to see where the properties are for subdivision exemption to keep up-to-date on divisions of property.

Richard Hahn was present at this meeting concerning the berm on his property on Lower Mountain Road. Mr. Hahn had no further information on the issue this evening. He said the berm is off of the right-of-way.

Chairman asked Mr. Hahn what he intends to plant on the berm?

Mr. Hahn said there are no regulations in the Zoning Ordinance on width or height of a berm.

There was a discussion whether Mr. Hahn is in violation of the Zoning Ordinance.

Mr. Hahn asked the board if they had any other suggestions on the berm issue?

There was a discussion on the relationship of the berm to the sandblasting business.

Mr. Hahn said there are two separate parcels owned by the same person, his mother, with two separate tax bills.

Mr. Hahn's Site Plan for his business could be amended to include the berm.

Chairman said the board would like something in writing. The berm is the main concern. We would like to try to minimize the problems with the neighbors.

The board set March 30, 2006 at 5:30 P.M. to meet at Rite Aid on Lincoln Avenue and then go to "Hidden Lake" to see the patio homes. Building Inspector and Secretary also invited to go.

Next regular Planning Board meeting will be on April 17th at 8:00 P.M.

A motion was made by Mr. Machajewski and seconded by Mr. Willett to adjourn at 9:50 P.M.

Respectively submitted,

Marjorie E. Meahl, Rec. Secy.

Minutes approved: _____

