

April 17, 2006

The PLANNING BOARD of the TOWN of CAMBRIA held a Work meeting at 7:00 P.M. for the purpose of discussing the proposed **06-04 Willow Creek Patio Homes** Subdivision on the south side of Saunders Settlement Road, Sanborn, east of Cedar Knoll apartments.

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

Board members reviewed a Revised Sketch Plan dated February 2006 showing sixty three (63) patio homes and per letter dated April 10, 2006, the following revisions are proposed:

1. Changed the curb radii from 25' to 30'
2. Added a center median to the entrance in order to create separate lanes for traffic
3. Used a larger centerline radius for the entrance curve
4. Decreased the distance between fire hydrants

Also proposed is a double water line. There is concern for water pressure. The water line is 8" wide on Route 31 and request two 8" lines into the back of the property and have added two (2) more fire hydrants making a total of four (4) for this project.

Discussion on lot sizes, most of the lots will be 55' wide by 120' in depth. Lots #45, 46 and 47 will be deeper.

Chairman asked board members how they feel about lot size 55' by 120'? There are no definite dimensions in the ordinance for lot size in P.D. District.

Counsel said the sizes of the homes will be 1600 to 1800 square feet. Side yard will be approximately 15' between homes or about 7-1/2' from home to property line, with 25' setback from the road right-of-way.

Mr. Willett said he would like to see more green area in this project. He asked what is the size of the retention pond?

Mr. Klavoon said the plan is to place utilities underground outside of the right-of-way, all on one side of the road.. They will need a ten (10) foot utilities' easement

behind right-of-way. Water and sewer also will be on same side of the road and will also need easement for same. The pump station was taken out and will be gravity system. The homes will all be single family. Largest home will be 45' by 60' including garage.

Mr. Machajewski asked about the road over the creek?

Mr. Phillips is concerned about density of the homes.

Chairman feels the lots should be at least 65' in width.

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Counsel said the Planning Board will make recommendations to the Town Board on this proposal.

Mr. Hurtgam feels the lot size proposed is a little too small, proposes 60' minimum width.

Mr. Willett feels lots should be 60' to 65' in width and more green space.

Mr. Phillips would like the lots to be 65' in width in this subdivision. There will be approximately 39' from curb to the house.

Mr. Burch said green space is expensive for the town to maintain.

Air conditioning may be installed.

Regarding larger lots, will cost more to maintain.

Mr. Human inquired about drainage behind the proposed homes?

Mr. Klavoon said town does not have any plans to clean the ditch, it is on Conrail's property. The culvert needs to be cleaned out in that area but would have to be done by Conrail. The creek starts at Route 31.

Counsel said an easement is needed to go over private property.

Mr. Klavoon said the pump station has been eliminated.

Mr. Phillips asked if there is any type of green space proposed for this development?

Meeting adjourned at 7:46 P.M.

submitted,

Respectfully

Meahl, Rec. Secy.

Marjorie E.

Minutes approved: _____