



TOWN OF LEWISTON
1375 Ridge Road
Lewiston, New York 14092
(716) 754-8213
www.townoflewiston.us
PLANNING BOARD

Thursday – July 20, 2017
6:30 P.M. – Town Hall

Public Information Hearing

Metzgar Civil Engineering – representing Rubino Brothers – Upper Mountain Road – SBL#
102.00-1-14.1
Information & Discussion
Motion to recommend or deny Concept Plan

Final Plat Approval

Advanced Design Group – representing Kuziomko – Calkins & Creek Roads – SBL# 73.00-1-30
Information & Discussion
Motion to recommend approval or deny
Please bring packet from last month

Rezoning Request

Niagara University – Lewiston Road – Parcels 3264, 3265
Information & Discussion
Set Public Information Meeting

Miscellaneous

Adjournment

PLEASE NOTIFY SANDY IF YOU CANNOT ATTEND

METZGER CIVIL ENGINEERING, PLLC

July 7, 2017

Timothy Masters, Building Inspector
1375 Ridge Road
PO Box 330
Lewiston, NY 14092

Re: Upper Mountain Road Planned Unit Development
Amended Concept Plan

Dear Mr. Masters:

As a result of the discussion during the June 15, 2017 Planning Board meeting, we have made a few plan adjustments and are also providing herewith some additional information. We have:

1. Amended the phasing plan such that phases C and D are now reversed. This was done to address the concern that should the prior phase C be constructed and the project not move forward beyond phases A, B and C, the road length, while compliant with the fire code, would not be compliant with the town's maximum dead end road requirement for permanent roads.
2. We have verified the exact setback from the existing townhomes on the north end of the multi-family portion of the project to the existing property line adjacent thereto. Those dimensions and location of the attached patios are shown on the revised concept plan. As a result of concerns over buffering between the existing townhomes and proposed patio homes in this area, the adjacent patio home lots (36 and 37) were adjusted slightly to provide a slightly wider open space buffer between the townhomes and patio home lots. Given that the lot lines for the townhomes already exist, this was the best approach at assuring adequate buffers.
3. In response to a request to learn more about possible Homeowners Association restrictions that might be placed on the new project homes, we have included a list developed by the owner.

Enclosed you will find the list of the Homeowners Association restrictions and eleven copies of the Planned Unit Development concept plan and phasing plan as amended. We look forward to discussing this and any other matters the Planning Board may choose to discuss at the Informational Meeting on July 20th. In the meantime, should you have any questions, please contact the undersigned.

Yours truly,



Michael J. Metzger, P.E.

MJM:d
Enc.

CC. Joe Rubino
John Rubino

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8245 Sheridan Drive, Williamsville, NY 14221

Phone 716-633-2601/Fax 716-633-2704

Joe & John Rubino
5570 Main Street
Williamsville, N.Y. 14221

July 1, 2017

Planned Unit Development
Upper Mountain Road
Lewiston, NY

To: Town of Lewiston Planning Board

From: Joe and John Rubino

Re: Deed Restrictions

At our June Meeting with you, we were asked if we could provide the Board with some potential deed restrictions that will be implemented. While we did briefly talk about fences, sheds and inground pools being restricted, we are doing a Market Study to make that decision.

Here are some proposed restrictions.

- a) **Outside Storage.** Outside storage or parking of commercial or recreational vehicles, camper bodies, boats and trailers shall not be allowed. Sheds are allowed on lots 1-33, lots 40-52 and must have similar exterior matching vinyl siding to the house on the property.
- b) **Oversized, Commercial and Unlicensed Vehicles** will not be permitted
- c) **Clothesline.** No outdoor drying or airing of any clothing or bedding shall be permitted
- d) **Basketball hoops.** Basketball hoops will not be permitted
- e) **Swimming Pools.** Above ground pools will not be permitted

Sincerely,

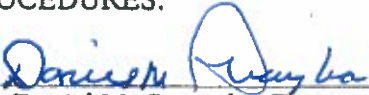


Joe Rubino

8. EXPLAIN THE REASONS WHICH PREVENT THIS PROPOSED USE FROM BEING MORE SUITABLY LOCATED IN A PROPERLY ZONED DISTRICT ELSEWHERE WITHIN THE TOWN.

This property was the property of Niagara University prior to
the construction of the Power Project, and is directly contiguous
to the campus , so incorporation into the current PUD is appropriate.

9. THE FOLLOWING MUST BE ATTACHED TO THE APPLICATION:
1. COPY OF LEGAL DESCRIPTION FROM DEED.
 2. COPY OF SURVEY OF PROPERTY.
 3. LOCATION MAP SHOWING RELATIONSHIP OF SITE WITH ADJACENT PROPERTIES.
 4. SITE PLAN AT APPROPRIATE SCALE SHOWING EXISTING AND PROPOSED:
 - A) LOCATIONS OF BUILDINGS
 - B) ROADS, PARKING, SIDEWALKS
 - C) LANDSCAPING, FENCES, SCREENING
 - D) EASEMENTS
 - E) UPON APPROVAL, THE APPLICANT IS REMINDED THAT DEVELOPMENT SHALL BE SUBJECT TO SITE PLAN REVIEW PROCEDURES.

SIGNATURE 
TITLE Daniel M. Guariglia, Director of Facility Services
DATE 6-5-17



ADVANCED DESIGN GROUP

PROFESSIONAL ENGINEERING & SURVEYING, PC

761 Cayuga Street
Lewiston, NY 14092
Phone (716)754-2256
Fax (716)754-4252

July 13, 2017

Mr. Timothy Masters
Building Inspector – Town of Lewiston (c/o Sandra VanUden)
1375 Ridge Road
PO Box 330
Lewiston, NY 14092

Subject: Confirmation for placement on July 20, 2017 Planning Board Agenda
Creek Road and Calkins Road Subdivision

Dear Mr. Masters:

We are writing to confirm that the proposed 10-lot Subdivision for Roman Kuziomko (Creek Road and Calkins Road) will be on the July 20, 2017 Planning Board agenda for recommendation to the Town Board for approval of the application.

Per discussions at the June 15, 2017 Planning Board meeting:

- Application package was determined to be complete and acceptable to the Planning Board
- Project is a 10-lot Major Subdivision on existing roads with no public improvements, therefore it will be processed and approved as a Minor Subdivision.
- The Planning Board did not feel that a public information meeting was necessary

We will be in attendance at the July 20, 2017 meeting to answer any additional questions on the project.

Thank you for your time and attention to this project.

Please contact our office should you have any questions or need additional information prior to the meeting.

Sincerely,

Kristin L. Savard, PE
Advanced Design Group Professional Engineering & Land Surveying, PC