



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

PLANNING BOARD

Thursday – August 17, 2017
6:30 P.M. – Town Hall

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

Subdivision Request

Cafarella – Ridge Road – SBL# 102.09-2-7
Information & Discussion
Classification Major or Minor
Motion to approve or deny

Rezoning Request

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

LMK Realty Associates, LLC – Northridge Drive- 101.12-1-21 thru 101.12-1-41
Information & Discussion
Set Public Information Meeting

Amended Concept Plan – Previously Tabled

Metzger Civil Engineering – representing Rubino Brothers – Upper Mountain Road – SBL#
102.00-1-14.1

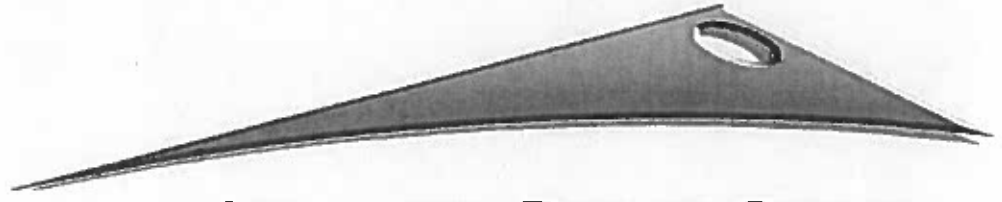
Information & Discussion

Motion to recommend or deny Concept Plan

Miscellaneous

Adjournment

PLEASE NOTIFY SANDY IF YOU CANNOT ATTEND



ADVANCED DESIGN GROUP

PROFESSIONAL ENGINEERING & SURVEYING, PC

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

August 2, 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 August 17, 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 August 17, 2017 Planning Board agenda for recommendation to the Town Board for approval of the application.

It is our understanding that the Planning Board agreed to table the application at the July 20, 2017 Planning Board meeting until we confirmed SPDES compliance with the NYSDEC and the Town Staff. Since SPDES compliance has been confirmed and all other application requirements have been met, we would like to be on the August agenda to proceed with the project approval process.

We will be in attendance at the August 17, 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

TO: The Honorable Lewiston Town Board

FROM:

NAME: Heather Cafarella
ADDRESS: 953 Ridge Rd
Lewiston NY 14092

TELEPHONE: 716-531-3987

RE: Request to Subdivide

Tax Map #/SBL# 102.09-2-7
Road: Ridge Rd
Number of Lots: 1

Variance Requests: —

Fee Paid: 415.00
Date Paid: _____
Accepted by: _____

NOTE: On July 12, 1993 the Town Board approved imposing a \$250. per lot recreation fee on each subdivision.

Heather Cafarella
Signature

8-9-17
Date

Referred to Planning Board
DATE: _____

FEE DUE _____
DATE PAID _____
RECEIPT # _____
HEARING DATE _____

APPLICATION FOR REZONING

1. APPLICANT:
NAME LMK Realty Associates, LLC (Developer)
ADDRESS 8525 Porter Road, Niagara Falls, NY 14304
TELEPHONE 716-297-0484

2. LOCATION OF PROPERTY FOR WHICH REZONING IS REQUESTED (TAX LOT NUMBER)
See attachments.

3. PRESENT ZONING R1

4. ZONING REQUESTED R2

5. NAMES OF ABUTTING OWNERS AND OWNERS DIRECTLY ACROSS ADJOINING STREETS (INCLUDING THOSE IN OTHER MUNICIPALITIES)
The adjoining property to the west are the Ridgeview Coach Houses developed by LMK Realty Associates. The vacant land east of the development is owned by Lisa Keating and Dominic Massaro. The development group owns and controls the majority of the adjacent property to the proposed patio home site. For the most part, the abutting owners are the HOA (Home Owners Association at the the Coach Houses at Ridgeview) east, and the LMK Development.

6. ADJACENT ZONING IS R1 ON THE NORTH SIDE
R1 ON THE EAST SIDE
R1 ON THE SOUTH SIDE
R2 ON THE WEST SIDE

7. IS PROPOSED ZONING CHANGE CONSISTENT WITH THE MASTER PLAN?
EXPLAIN.
Yes, remains residential.

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

This is vacant property owned by LMK Realty Associates adjacent to the remainder of their development at Ridgeview which they would like to develop into patio homes.

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 _____

DATE _____

Phil Senta

President
8/4/17

METZGER CIVIL ENGINEERING, PLLC

August 3, 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;

Enclosed you will find the following;

- 11 – 24x36 colored prints of a revised PUD concept plan
- 11 – 24x36 colored prints of a revised phasing plan
- 1 copy of a revised SEQR Long EAF reflecting the plan reductions noted below.

We have made slight modifications to the PUD concept plan and phasing plan first to address some of the concerns raised by the Planning Board and the public resulting from the July 20 informational meeting. Our client has met with and will continue to meet with neighbors of the property to help resolve concerns. We also have a determination by the NYSDEC that some of the federally jurisdictional wetlands found on site and previously reported to the town through the plans are actually jurisdictional under the state wetlands guidelines as well. The NYSDEC has informed us that they would like to have a 100' buffer adjacent to the state wetland that should be minimally impacted as well. While the wetland was previously depicted on the plan we have added the requested buffer area. As you will see it covers areas that we were previously proposing for development so we have made slight amendments to the plan to accommodate the buffer area. The basic alinement of the development remains the same but it has resulted in a reduction in the amount of proposed building lots as well as the elimination of the westerly access point onto Upper Mountain Road. This further reduces the overall density of the project and eliminates some of the concerns raised over sight lines at the curve in Upper

Mountain Road. We are confident that many of the neighbors will welcome the needed changes.

We made some adjustments in lot arrangement as well to provide better buffering in some instances to existing neighbors and to alleviate any concerns about lot widths especially in the area of lots 46 and 47.

We respectfully ask to be placed on the agenda of the Planning Board for their August 17 meeting where we will ask the Planning Board to recommend approval of the amended PUD concept plan to the Town Board. Please let us know if you have any questions.

Yours truly,

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Michael J. Metzger, P.E.

MJM:d
Enc.

CC. Joe Rubino
John Rubino
Lewiston Planning Board
Lewiston Town Attorney
Lewiston Town Clerk
Lewiston Town Engineer

TOWN OF LEWISTON
DATE RECEIVED: RECEIVED BY:

8/4 2017 12:01 pm 

FEE DUE 350.00
DATE PAID 8/7/17
RECEIPT # 44005
HEARING DATE _____

APPLICATION FOR REZONING

1. APPLICANT:
NAME LMK Realty Associates, LLC (Developer)
ADDRESS 8525 Porter Road, Niagara Falls, NY 14304
TELEPHONE 716-297-0484

2. LOCATION OF PROPERTY FOR WHICH REZONING IS REQUESTED (TAX LOT NUMBER)
See attachments.

3. PRESENT ZONING R1

4. ZONING REQUESTED R2

5. NAMES OF ABUTTING OWNERS AND OWNERS DIRECTLY ACROSS ADJOINING STREETS (INCLUDING THOSE IN OTHER MUNICIPALITIES)
The adjoining property to the west are the Ridgeview Coach Houses developed by LMK Realty Associates. The vacant land east of the development is owned by Lisa Keating and Dominic Massaro. The development group owns and controls the majority of the adjacent property to the proposed patio home site. For the most part, the abutting owners are the HOA (Home Owners Association at the the Coach Houses at Ridgeview) east, and the LMK Development.

6. ADJACENT ZONING IS R1 ON THE NORTH SIDE
R1 ON THE EAST SIDE
R1 ON THE SOUTH SIDE
R2 ON THE WEST SIDE

7. IS PROPOSED ZONING CHANGE CONSISTENT WITH THE MASTER PLAN?
EXPLAIN.
Yes, remains residential.

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

This is vacant property owned by LMK Realty Associates adjacent to the remainder of their development at Ridgeview which they would like to develop into patio homes.

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 - 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 _____

DATE _____

Phil Sesta

President
8/4/17

FEE DUE _____
DATE PAID _____
RECEIPT # _____
HEARING DATE _____

APPLICATION FOR REZONING

1. APPLICANT: Niagara University
NAME _____
ADDRESS P.O. Box 2025, Niagara University, NY 14109
TELEPHONE 286-8384

2. LOCATION OF PROPERTY FOR WHICH REZONING IS REQUESTED (TAX LOT NUMBER)
Map No. 323-C Parcels 3264, 3265

3. PRESENT ZONING RR - unzoned per previous ownership by NYPA

4. ZONING REQUESTED PUD

5. NAMES OF ABUTTING OWNERS AND OWNERS DIRECTLY ACROSS ADJOINING STREETS (INCLUDING THOSE IN OTHER MUNICIPALITIES)
NYPA
DOT
(Niagara University)


6. ADJACENT ZONING IS PUD ON THE NORTH SIDE
RR ON THE EAST SIDE
RR/HI ON THE SOUTH SIDE
 ON THE WEST SIDE

7. IS PROPOSED ZONING CHANGE CONSISTENT WITH THE MASTER PLAN?
EXPLAIN.
Yes. The University acquired these adjacent lands to incorporate into existing PUD property.

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.

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 - 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