



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

PLANNING BOARD

Thursday – September 21, 2017
6:30 P.M. – Town Hall

Re-zoning Request/Public Hearing

Niagara University – Lewiston Road – SBL# 116.00-1-1

Information & Discussion

Motion to approve or deny **(BRING PACKET FROM LAST MONTH)**

LMK Realty Associates, LLC – Northridge Drive – SBL# 101.12-1-21 – 101.12-1-41

Information & Discussion

Motion to approve or deny **(BRING PACKET FROM LAST MONTH)**

Subdivision Request

Posa – Ransomville Road – SBL# 76.00-1-12.1

Information & Discussion

Classification – Major or Minor

Motion to approve or deny

Lauber – Ridge Road – SBL# 101.12-2-10

Information & Discussion

Classification – Major or Minor

Motion to approve or deny

Site Plan Review Modification Pool/Gazebo

LMK Realty Associates, LLC – Legacy Drive – SBL# 101.12-1-9.11

Information & Discussion

Motion to approve or deny

Miscellaneous

Bri-Estates – Town of Niagara - Plans in the Bldg. Dept.

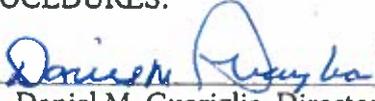
Adjournment

PLEASE NOTIFY SANDY IF YOU CANNOT ATTEND

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

TOWN OF LEWISTON
DATE RECEIVED: RECEIVED BY:

8/14 2017 12:01 pm 

FEE DUE 350.00
DATE PAID 8/17/17
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 Scurta

President

8/4/17

TO: The Honorable Lewiston Town Board

FROM:

NAME: Kelly Lauber

ADDRESS: 5125 Forest Rd

Lewiston NY 14092

TELEPHONE: 716-550-0026

RE: Request to Subdivide

Tax Map #/SBL# 101.12-2-10

Road: 725 Ridge Road

Number of Lots: 1

Variance Requests: None

Fee Paid: 415.00

Date Paid: 8/31/17

Accepted by: [Signature]

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

[Signature]
Signature

8-30-17
Date

Referred to Planning Board
DATE: [Signature]

65

TO: The Honorable Lewiston Town Board

FROM:

NAME: Rinaldo Pose
ADDRESS: 7604 East Britton Dr
Niagara Falls NY 14304

TELEPHONE: 297-2218 (417-3637)
BOB

RE: Request to Subdivide

Tax Map #/SBL# 76.00-1-12.1 125' x 200'
Road: Ransomville rd
Number of Lots: 1#

Variance Requests: —

Fee Paid: \$ 65.00
Date Paid: 8/28/17
Accepted by: Cornie Schroeder

NOTE: On July 12, 1993 the Town Board approved imposing a \$250. Per lot recreation fee on each subdivision payable (within 30 days) when the property is divided.

Rinaldo Pose
Signature
8/28/17
Date

Referred to Planning Board
DATE: 8/28/17

+ SEOR farm
short \$100?

TOWN OF LEWISTON
Planning & Zoning Board
Application for Site Plan Review

Sketch

Site

Date Sept. 5, 2017

Section 1 – Data

Developer Name LMK Realty Associates, LLC. Telephone (716) 405-7111

Mailing Address 8525 Porter Road, Niagara Falls, NY Zip Code 14304

Name of Contact Person Dominic P. Massaro Telephone (716) 297-0484

Owner Name (if different) _____ Telephone _____

Mailing Address _____ Zip Code _____

Prepared by: Name Dominic P. Massaro Telephone (716)297-0484

Mailing Address 8525 Porter Road, Niagara Falls, NY Zip Code 14304

Section 2 – Fee

Fee Paid \$ \$150 Received by: (signature) _____ date _____

Section 3 – Land Use Data

Location of site (address) Northeast end of Legacy Drive (building address TBD)

Tax Map Description: Section _____ Block _____ Lot _____

Current Zoning Classification PUD Anticipated Construction Time 6-months

Will development be staged? Yes Explain each facility constructed separately

Detailed Description of Proposed Development Add cabana and in-ground pool at East end of Legacy Drive - delete gazebo

Proposed Use(s) of Site Multi-family residential and private recreation

Total Site Area (square feet or acres) +/- 23.19-acres

State & Federal permits required (list type and appropriate department) Continuation of current NYSDEC SPDES Permit for Discharge of Stormwater from a Construction Activity

Section 4 – Land Condition Data

Current land use of site (agriculture, commercial, undeveloped, etc.) undeveloped

Current condition of the site (buildings, brush, etc.) brush and trees

Character of surrounding land (suburban, agriculture, wetlands, etc.) suburban residences

Section 5 – Cost & Use of Data

Estimated cost of proposed improvement \$ 300,000.00

Anticipated increases in number of residents, shoppers, employees, etc. none

Describe proposed use, including primary and secondary uses; ground floor area, height; and number of stories for each building. For example:

- For residential building include number of dwelling units by size (efficiency, one-bedroom, two-bedroom, three or more bedrooms) and number of parking spaces
- For nonresidential building, include total floor area and total sales area; number of automobiles and truck parking spaces, etc.
- Other proposed structure(s) (use separate sheet if needed) _____

Proposed 1-story, 1500 square foot poolhouse facility with exterior in-ground pool.

Section 6 – Important Reminders

- This application is not complete until the appropriate Site Plan Review Guidelines are completed, initialed and attached. The Guidelines detail the requirements that must be addressed to assure the plat will conform to Town standards. It is prepared for your convenience to expedite the approval process.
- The developer and/or authorized representative shall attend the scheduled meeting(s) of the Planning Board to discuss street layout, recreation areas, system of drainage, sewerage, water supply, soil removal, etc.
- Plat shall be submitted in three marked copies accompanied by the required fee and completed Environmental Assessment Form (SEQRA).
- The fee, application and required support data are due into the Building Department at least five business days prior to the regular Planning Board meeting. Please, there can be no exceptions.
- **Proof of ownership** if property must be submitted with the application. If this requirement is not adhered to, the application will be deemed incomplete.
- Plans must conform to all requirements of the Town's Public Improvement Permit (PIP) and to Town standard details.

Section 7 – Fire Safety

Construction documents for proposed fire apparatus access, location of fire lanes and construction documents and hydraulic calculations for fire hydrant systems shall be submitted to the Code Enforcement official for review and approval subsequent to the Planning Board review and prior to submission of the Final Site/Subdivision Plan. (RE: Sec 501, Chapter 5, Fire Service Features, Fire Code of New York State)

Section 8 – Action Requiring Niagara County Planning Board Approval

- Zoning ordinance amendments or local laws having a town-wide effect.
- Proposed new developments or subdivisions coming within 100 feet of a designated creek or stream.
- Proposed new development or subdivision that impact New York or federally designated wetlands.
- Proposed new development or subdivision coming with a flood plan.
- Proposed new development or subdivision coming with agriculture district.
- Developments/operations involving strip mining.
- Development within 500 feet of a federal, state or county road.
- Development within 500 feet of any municipal or park boundary.

Section 9 – Assistance

- Site Plan guidance and assistance are available by contacting the Building Department office, 1375 Ridge Road, Lewiston, NY 14092, Monday through Friday during the hours of 8:30 am to 4 pm, telephone 716-754-8213.

Section 10 – Other Comments/Requirements

- Additional copies of this form may be downloaded at www.townoflewiston.us
- When this form is completed, reproduce a copy for your files. The Planning Board will retain the original.
- This application is complete only when accompanied by the required guidelines and support data.

Section 11 – Petitioner Certification

To the best of my knowledge, the above information is true and accurate.



Dominic P. Massaro, Managing Partner

Section 12 – Signature



Signature of Developer or Authorized Representative

9/5/2017

Date