



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

PLANNING BOARD

**Thursday – June 15, 2017
6:30 P.M. – Town Hall**

Preliminary Plat Review

**Advanced Design Group – representing Kuziomko – Calkins & Creek Roads – SBL# 73.00-1-30
Information & Discussion
Public Informational Meeting
Motion to recommend approval or deny**

Sketch Plan

**Metzgar Civil Engineering – representing Rubino Brothers – Upper Mountain Road – SBL#
102.00-1-14.1
Information & Discussion**

Miscellaneous

Adjournment

PLEASE NOTIFY SANDY IF YOU CANNOT ATTEND

METZGER CIVIL ENGINEERING, PLLC

May 31, 2017

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

**Re: Upper Mountain Planned Unit Development
Concept Plan Amendment Application**

Dear Mr. Masters:

On behalf of our client, the Rubino Brothers, we are pleased to submit a revised concept plan for the Planned Unit Development (P.U.D) Concept Plan on Upper Mountain Road.

The plan has been revised to show the full build out of the site including an additional 3.9 acres of land in the center of the site to provide a connecting street and 4 - four unit Townhomes.

Please note that the new plan shows 119 single family homes and 16 townhome units in addition to the existing phase 1 which consists of 70 homes for a total of 205 dwelling units on the entire 80.2 acres site.

This represents a density of 135 dwelling units / 64.2 acres = 2.10 du/acre in the proposed phases and a density of 205 dwelling units / 80.2 acres = 2.55 du/ac for the entire PUD

When compared to the originally approved plan containing 246 dwelling units / 80.2 acres = 3.07 du/ac, the proposed plan has 41 fewer dwelling units resulting in a reduction in density of 0.52 du/ac.

**TOWN OF LEWISTON
PLANNING BOARD APPLICATION**

DESCRIPTION OF PROPOSED REQUEST:

Name of Property Owner: Roman Kuziomko Phone #: 716 998-8556

Name of Applicant: Roman Kuziomko Phone #: _____

Address or Location of Proposal: Calkins Rd & Creek Rd SBL# _____

Size of Parcel or Structure: 23.6 1/2 - ac (existing) Existing Zoning: R-1

Proposed Request: 10-lot Single Family Residential Subdivision (9 new lots & remaining land) No new R.O.W. is proposed. All lots have frontage and access via existing R.O.W and roads.

TIMELINES, DATES & DEADLINES:

Submittal deadline 1st Thursday of each month.

Planning Board meeting 3rd Thursday of each month.

Follow-up with applicant with list of items to get final sign-off.

REQUIRED ENCLOSURES:

In order to provide the Town Planning Board with adequate information on which to base its decision, this application **WILL NOT BE HEARD** unless the following information is submitted by the 1st Thursday of the month for which you are applying.

DOCUMENT SUBMISSION: SUBMITTED PLANS MUST BE SEPARATED AND FOLDED NO LARGER THAN LEGAL SIZE OF 8 1/2X14

REQ N/A

- _____ 1. Two (2) full size E copies. (3) D-SIZE
- _____ 2. Ten (10) copies of adequate written description of proposal. SEE Project Drawings
- _____ 3. Ten (10) copies size D copies of complete **ENGINEERED/ARCHITECTURAL** site proposal to include the following:
 - _____ Copy of plot plan
 - _____ An actual field survey of the boundary lines of the tract, giving complete descriptive data by bearings and distances, made and certified by a licensed land surveyor.
 - _____ Copy of traffic access patterns, parking arrangements and traffic study if needed.
 - _____ _____ Copy of landscape plan.
 - _____ _____ Copy of signage plan.
- _____ 4. State Environmental Quality Review Act Project – A determination of environmental significance has been made and submitted with this application. LONG FORM.

office