

Town of Hamburg
Planning Board Work Session
March 5, 2008
Draft Minutes

The Town of Hamburg Planning Board met for a Work Session on Wednesday, March 5, 2008 at 7:30 p.m. in Conference Room #1 in Hamburg Town Hall, 6100 South Park Avenue. Those attending included Chairman Gerard Koenig, Steve McCabe, Richard Taber, Karen Rogers, Peter Reszka and Sasha Yerkovich.

Others in attendance included Andrew Reilly, Sarah desJardins, Attorney Donald McKenna and Councilman Kevin Smardz.

Excused: Vice-Chairman David Phillips, Attorney Timothy Quinlivan

Lowe's of Hamburg

Mrs. desJardins distributed draft resolutions to the Board members for their review and input in anticipation of a possible vote on the proposed project on March 19, 2008.

Omni Pain & Wellness Center

Doug Hutter from Zaxis Architectural appeared on behalf of the project. He stated that he recently submitted a new set of drawings that include responses to the Engineering Department's comment letter dated February 20, 2008. Mr. Hutter further stated that, regarding the Board's request that the parking lots for the two medical buildings be connected in the rear, the developer has determined that it is in their best interest to keep the two parking lots separate. He added that the developer plans to review the internal traffic controls for the site using the cross-access planned in front of the buildings before committing to the cross-access in the rear.

Mr. Taber asked whether the Traffic Safety Advisory Board will get the opportunity to review the internal traffic controls. It was determined that Mr. Hutter will submit the information regarding internal traffic controls to the Traffic Safety Advisory Board for its comments.

Mrs. Yerkovich made a motion, seconded by Mrs. Rogers, to set a public hearing for this project for March 19, 2008. Carried.

Engineering Department comments are attached.

Brierwood Square Plaza – Benderson Development

Chairman Koenig noted that any information the Board receives from the applicant regarding internal traffic controls should also be submitted to the Traffic Safety Advisory Board for its review and input.

Mrs. Yerkovich made a motion, seconded by Mr. McCabe, to set a public hearing for this project for March 19, 2008. Carried.

Engineering Department comments are attached.

Benderson Development – Proposed Bank (5334 Southwestern Boulevard)

Mr. Reilly noted that the rezoning of this property from R-3 to C-2 is on the Town Board's agenda for March 10, 2008. He further stated that if the Town Board does rezone the property that evening, the applicant can proceed with site plan approval, and in any event the Planning Board should schedule a public hearing for the project.

The Board discussed the Southwestern Boulevard Overlay District requirement of fifty feet of green space along Southwestern Boulevard. Chairman Koenig noted that the applicant only proposes to provide 35 feet of green space along Southwestern Boulevard, but per the Town Code the Planning Board has the ability to waive or modify that requirement as it sees fit.

Mrs. Yerkovich made a motion, seconded by Mr. McCabe, to set a public hearing for this project for March 19, 2008. Carried.

Engineering Department comments are attached.

Oakwood Grove Subdivision

Michael Borowiak from Nussbaumer & Clarke appeared on behalf of the proposed project.

Mr. Reilly stated that the plan as presented does not differ much from the plan presented in 2007, which is the last time the applicant appeared before the Board. He noted, however, that the two apartment buildings proposed on subplot #11 in 2007 have been removed and now subplot #11 is labeled "future site plan

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application". He stated that, for the purposes of the SEQR review, the Board will need information on what the applicant's intentions are for subplot #11. He further stated that the Board will need this information to make sure it makes approving development on this lot logical from a traffic standpoint.

Chairman Koenig asked Mr. Borowiak if there will be the opportunity for subplot #11 to have access other than to Lake Avenue. Mr. Borowiak responded that it was the intent of the developer to attempt to acquire some of the surrounding properties and to negotiate with Erie County for a vacant parcel nearby, as well as with the Town of Hamburg for Town-owned land nearby. He further stated that the developer may be able to acquire some of those properties but at this point he would like to proceed with subdivision approval with the property he currently has under contract. Mr. Borowiak noted that if the developer is successful in obtaining additional properties in the area, he would probably exercise his right to open Glenwood Avenue, which is currently a paper street east of the proposed subdivision, or ask to have it abandoned for some sort of access for any development that might occur on subplot #11.

Mr. Reilly stated that two-unit townhouses are proposed and Mr. Borowiak confirmed that these will not be condominiums. Mr. Reilly noted that a driveway will be required for each townhouse.

The Engineering Department comment letter was discussed with Mr. Borowiak.

It was confirmed that the proposed sketch plan has been sent to the Village of Blasdell for its review and comment.

Engineering Department comments are attached.

Hilbert College Dormitory

Greg Carballada from Foit-Albert Associates appeared on behalf of the project.

Mr. Reilly stated that Hilbert College is proposing to construct a three-story 155-bed dormitory building in the rear of the site on South Park Avenue (northeast corner of the site).

In response to a question from Chairman Koenig, Mr. Carballada stated that the college has more than adequate parking for the college and the proposed dormitory building. He further stated that there will be over 300 parking spaces, including those to be built if the dormitory is approved.

The comments received from Ron Klimowicz, Big Tree Fire Chief, were reviewed

with the applicant.

Mr. Reszka made a motion, seconded by Mr. Taber, to set a public hearing for this project for March 19, 2008. Carried.

Engineering Department comments are attached.

Berkley Square III

Andrew Romanowski from Alliance Homes appeared on behalf of the project.

Mr. Reilly stated that Berkley Square was approved years ago for a PUD (Planned Unit Development) and that over the years the site has been developed in accordance with the PUD. He further stated that Mr. Romanowski is interested in developing an area of the site located near the park that was approved as a "downtown commercial area" years ago but that has never been developed. The Berkley Square homeowners' association has indicated that it does not want commercial development in this area and Mr. Romanowski is proposing to build single family homes instead.

Mr. Reilly explained that the applicant is requesting that the PUD be amended to allow the land in question to be developed residentially instead of commercially, as originally approved. The Planning Board will issue a recommendation on that amendment request at its regular March meeting.

It was determined that if the PUD is amended, subdivision approval will be required.

Mr. Romanowski stated that his intent is to continue building single family homes like the ones currently being built in the development. He further stated that he has met several times with the homeowners' association about improvements he would like to make to the park, as well as an idea to purchase some additional park land from the homeowners' association to deepen some of the proposed lots.

Mr. Romanowski stated that he envisions this area as being the gateway to the interior of the development and plans to make it aesthetically pleasing.

In response to a question from Mr. McCabe, Mr. Romanowski stated that the proposed homes would have garages facing the street, as this is a new design. He further noted that side-loading garages on such small lots were posing problems and that more green space can be provided with the front-loading garages. Mr. McCabe also noted that the brick walls on previous homes in the development have been abandoned and wondered why. Mr. Romanowski

responded that the brick walls would not be appropriate on these proposed lots due to a drop in grade. He further stated that at some point the cost of the brick walls exceeds the cost of the lots.

Mr. McCabe asked Mr. Al Amelotte, president of the Berkley Square Homeowners' Association, who was present, what the residents of Berkley Square think of Mr. Romanowski' proposal. Mr. Amelotte responded that generally the residents are pleased, although they would liked to see the homes built as originally intended, with brick walls and courtyards, etc. but understand that that would be cost prohibitive.

Mr. Amelotte further stated that in 1993 the Homeowners' Association determined that the restrictions originally set up in the architectural guidelines would be released, thereby allowing front-loading garages and not requiring brick walls, etc.

Mr. Romanowski confirmed that the proposed lots will only be residential in nature.

Mr. Reilly stated that the Town Board is looking for a recommendation from the Planning Board regarding this request to amend the PUD.

The comments received from Mr. Ron Klimowicz, Big Tree Fire Chief, were reviewed with the applicant.

OTHER BUSINESS

The Planning Board discussed the fact that the City of Lackawanna issued a Negative Declaration recently regarding the Steel Winds project. The consensus of the Board was to place the project on the Board's March 19, 2008 agenda for consideration.

Mr. Taber made a motion, seconded by Mrs. Yerkovich, to request that the Building Inspector issue a report to the Planning Board detailing the status of the code and condition enforcement regarding Carubba Collision on Camp Road. Carried.

Mrs. Rogers made a motion, seconded by Mr. Reszka, to request that the Building Inspector issue a report to the Planning Board detailing the status of the code and condition enforcement regarding Tractor Supply on Southwestern Boulevard. In addition, the Planning Board requests that the Building Inspector inspect the Tractor Supply site to see if it is in conformance with the approved site plan. Carried.

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Mr. Reszka made a motion, seconded by Mr. McCabe, to approve the minutes of February 20, 2008 as amended. Carried.

Mrs. Rogers made a motion, seconded by Mrs. Yerkovich, to adjourn the meeting. The meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Stephen J. McCabe, Secretary

Planning Board