

Town of Hamburg  
Planning Board Work Session

June 4, 2008

Minutes

The Town of Hamburg Planning Board met for a Work Session on Wednesday, June 4, 2008 at 7:30 p.m. in Room 7B in Hamburg Town Hall, 6100 South Park Avenue. Those attending included Chairman Gerard Koenig, Vice-Chairman David Phillips, Karen Rogers, Steve McCabe, Richard Taber, Peter Reszka and Sasha Yerkovich.

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

**Walgreen's (6185 South Park Avenue & 406 Buffalo Street)**

Mr. Reilly informed the Board that the applicant had asked to be tabled for this evening.

Chairman Koenig stated that the applicant would like to meet again with the Traffic Safety Advisory Board, but the TSAB's next meeting is not until July 3, 2008, and he is not sure if the meeting will be held that night or rescheduled due to the holiday.

Mr. Reilly noted that the project also does not appear to be on the Village Planning Board agenda this month and that the applicants are working on the traffic issues and plans to hold their own public information meeting.

Mr. Phillips made a motion, seconded by Mrs. Yerkovich, to table this project until the Board's next meeting. Carried.

Engineering Department comments are attached.

**Oakwood Grove Subdivision**

Mr. Andrew Gow from Nussbaumer & Clarke appeared on behalf of the proposed project.

Mr. Reilly stated that the applicant's engineer has prepared a response letter to the Board addressing the comments received at the Board's public hearing. Mr. Reilly reviewed the applicant's responses with the Board, noting that the Traffic

Safety Advisory Board and Highway Superintendent should be contacted for their comments on the proposed subdivision and the applicant should look into the condition of Oakwood Avenue. Mr. Reilly further stated that the applicant should contact Erie County and submit an Engineering Report that provides information about the sewer capacity in the area. Additionally, he noted that the Engineering Report should show how the applicant plans to address storm water runoff.

Mr. Reilly stated that the applicant must contact the Village of Blasdell and get its input in writing regarding the sanitary and water service in the area, as this infrastructure belongs to the Village of Blasdell. He further noted that the applicant must provide a letter from the New York State Office of Parks, Recreation and Historic Preservation stating that this site is not archeologically or historically significant.

Mr. Gow stated that the wetlands on the site total less than one acre.

Mr. Gow confirmed that there will be no cut-thru from Lot #11 to Oakwood Avenue.

Mr. Richard Pohwat, interested resident, stated that there is a County-owned lot at the back corner of this property and asked if the developer has attempted to purchase it. He further asked who the owner is of the playground and was told he can go to the Assessor's Office to obtain that information.

Mr. Pohwat asked the Board if there can be a guarantee given that there will never be a connection between Oakwood Avenue and whatever development goes in on lot #11. Mr. Reilly responded that the Board can make that a condition of approval.

Chairman Koenig stated that when the applicant wants to develop lot #11, he will have to return to the Planning Board for approval of the project at that time.

The Board concurred that the applicant needs to address the issues in greater detail so that the Planning Board can make a rational SEQR decision and move towards Preliminary Plat approval.

Engineering Department comments are attached.

### **Hamburg Floor Covering**

Mr. Reilly stated that the applicant had asked to be table this evening, as his

architect is working on a revised plan showing a building that will hopefully be more pleasing to the Planning Board.

Mr. Phillips made a motion, seconded by Mrs. Yerkovich, to table this project until the Board's next meeting. Carried.

Engineering Department comments are attached.

### **Charles Backus (Gowanda State Road)**

Mr. Reilly stated that the applicant has purchased the Ljungberg-Murray property on Gowanda State Road that was recently rezoned to NC. He further noted that when the Town Board rezoned the property, Mr. Backus was told that there are many engineering issues to be resolved in order to develop this property.

Mr. Reilly noted that a topographic survey is necessary at this time in order for the Board to give the applicant direction, as this information is essential. He further stated that the applicant should provide a more detailed sketch of what he is proposing for the Board's next meeting.

Mr. Taber made a motion, seconded by Mr. McCabe, to table this project until the Board's next meeting. Carried.

### **OTHER BUSINESS**

Mr. Gow (Nussbaumer & Clarke) stated that the developer of Sherwood Meadows Subdivision is asking the Board for relief from installing the trail from the proposed subdivision to the Town of Hamburg recreation area. He stated that the trail was part of the approved plan, but the cost associated with installing a bridge over the creek would be great and the developer is asking the Board to consider an alternative to the trail.

Mr. Phillips stated that the Board wanted a recreation area for the residents of the subdivision, which is why the Board approved the plan with the trail to the public recreation area. Mr. Gow responded that the developer would rather build a recreation area within the subdivision for its residents than install the trail to the public recreation area.

It was decided that the applicant will appear before the Board on June 18, 2008 with a proposal for a recreation area within the subdivision.

Mr. Phillips made a motion, seconded by Mr. McCabe, to approve the minutes of

May 21, 2008 as amended by Mr. McCabe. Carried.

Mr. Phillips made a motion, seconded by Mrs. Yerkovich, to adjourn the meeting.  
Carried.

The meeting was adjourned at 7:57 P.M.

Respectfully submitted,

Stephen J. McCabe, Secretary

Planning Board