

Town of Hamburg
Planning Board Work Session

July 2, 2008

Minutes

The Town of Hamburg Planning Board met for a Work Session on Wednesday, July 2, 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, Steve McCabe and Peter Reszka.

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

Excused: Karen Rogers, Sasha Yerkovich and Richard Taber

Oakwood Grove Subdivision

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

Mrs. desJardins stated that the Board is still awaiting additional information from the applicant regarding sanitary and water service in the area, as well as input from the Traffic Safety Advisory Board and Highway Superintendent regarding the proposed subdivision.

Mr. Gow stated that he is in the process of putting together the drainage calculations that Mr. Reilly asked for at a previous meeting. He further noted that, as requested by the Planning Board, he contacted the sewer district to ascertain sewer capacity in the area, but was told that the sewer district will no longer take inquiries from engineers but rather will respond by way of the SEQRA process.

It was determined that this project will be placed on the Board's July 16, 2008 meeting.

Engineering Department comments are attached.

McKenzie's Bar & Grill (4151 Lakeshore Road)

Mrs. desJardins stated that it has come to the Planning Department's attention recently that this property is located in the area that is being considered for

rezoning to WC (Waterfront Commercial) and therefore a rezoning of this property to NC would not be necessary. It was determined that the applicant will visit the Planning Department in the near future to begin the site plan application process, which will commence once the property is rezoned to WC by the Town Board.

Michael Schmidt (Hamburg Self-Storage)

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

Mrs. desJardins stated that the Planning Department is researching this property because apparently part of it was rezoned a few years ago to C-2 for a specific use (car wash facility). She further noted that the Planning Department will look into the history of this property and the project will be placed on the Board's July 16, 2008 agenda for further discussion.

Arthur Court Development

Mr. Andrew Gow from Nussbaumer & Clarke appeared on behalf of the proposed project, stating that there is an agreement in place with the developer of the property to the east of this site that sewers from this property will not connect to the developer's sewers for a period of five years. He noted that the five year period will be up in November 2009.

Mr. Gow stated that since this project was first proposed in 2006 a wetland delineation has been completed and the Army Corps of Engineers has verified that the wetlands at the rear of the property are not jurisdictional. He further stated that this has enabled the applicant to add four more units on the east end of the development.

Chairman Koenig confirmed with Mr. Gow that the Planning Board will receive written confirmation from the Army Corps of Engineers that the wetlands on the site are non-jurisdictional.

Mr. Phillips made a motion, seconded by Mr. McCabe, to authorize the Planning Department to initiate the SEQRA Coordinated Review. Carried.

Engineering Department comments are attached.

OTHER BUSINESS

Chairman Koenig reminded the Board members that a public hearing will be held regarding the proposed Walgreen's at the Board's next meeting and stated that the public hearing is an opportunity for the public to talk about the project and the Board members are not to rebut anything the public says. He further stated that the Benderson and Walgreen's representatives should take notes at the public hearing so that the questions raised by the public can be answered. He noted that he will instruct the residents who attend the public hearing that the Board will want to hear what their concerns are and not whether they are for or against the project.

Mr. Phillips made a motion, seconded by Mr. Reszka, to approve the minutes of June 18, 2008. Carried.

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

The meeting was adjourned at 7:40 P.M.

Respectfully submitted,

Stephen J. McCabe, Secretary

Planning Board