

Town of Hamburg
Planning Board Work Session
December 5, 2007
Minutes

The Town of Hamburg Planning Board met for a Work Session on Wednesday, December 5, 2007 at 7:30 p.m. in Room 7B of the Hamburg Town Hall, 6100 South Park Avenue. Those attending included Chairman Gerard Koenig, Steve McCabe, Paul Eustace, Richard Taber and Karen Rogers.

Others in attendance included Andrew Reilly, Sarah desJardins, Attorney Donald McKenna and Attorney Michael Fruth.

Excused: David Phillips

Steel Winds II Wind Energy Facility

Mr. Reilly stated that the applicant asked that the project be tabled, as the City of Lackawanna has not yet completed its environmental review and therefore the Hamburg Planning Board cannot act on this project.

Engineering Department comments are attached.

Camp Road Two-Lot Subdivision

Doug Hutter from Zaxis Architectural appeared on behalf of the project.

Mr. Reilly stated that the applicant proposed this subdivision six months ago in order to build a medical office building (currently under construction) on lot #1 and a Carubba Collision facility on lot #2. However, the proposal was withdrawn at that time because Carubba Collision decided to go on a different parcel. Now the applicant wishes to proceed with subdivision approval in order to develop lot #2.

The Planning Board members agreed that the applicant should show the building that is currently under construction on lot #1 on the survey to ensure that it meets all setback requirements if the property is subdivided. Additionally, the members indicated that the applicant must provide a cross-access agreement between the two lots.

Mr. Reilly noted that the Hamburg Industrial Development Agency, as owner of the property to be subdivided, will provide a letter to the Planning Board

indicating that it is aware of, and has no problem with, the proposal to subdivide the property.

Mrs. Yerkovich made a motion, seconded by Mr. McCabe, to set a public hearing for this proposal for December 19, 2007. Carried.

Engineering Department comments are attached.

Susan Ljungberg-Murray rezoning request

Mr. Reilly explained that the request is to rezone vacant land located on the west side of Gowanda State Road, north of Eighteen Mile Creek. He noted that, because the property is currently zoned C-1 in the front and R-A in the back, the applicant has had a difficult time marketing it. She is requesting that the parcel be rezoned to N-C (Neighborhood Commercial) and has a prospective buyer who would like to build apartments.

The Planning Board heard from Ms. Kim Ziegler, who owns property north of the parcel in question. Her concerns revolve around possible erosion of the soil if something is built on that property. She stated that Ms. Murray's property is mostly fill from construction done on Route 62 and she is worried that if someone attempts to build there, it will cause erosion problems. Mr. Reilly responded that if someone does get permission to build on the property, it would have to be done the correct way.

Engineering Department comments are attached.

Blair House Apartments

Harold Burch of Citilink Ventures International appeared on behalf of the proposed project.

Mr. Reilly stated that the applicant wishes to construct a second apartment building on the site and that the proposal meets all zoning requirements.

Mr. Reilly stated that one concern will be whether an emergency means of ingress and egress could be provided so that there is not just one way in and out of the complex. Mr. Burch responded that the applicant can provide an entrance off of the new parking area if the Planning Board wishes.

Mr. Reilly noted that another concern of the Town will be that the existing site needs to be upgraded and improved, specifically in the areas of the parking

areas, dumpsters, drainage, etc.

Mrs. Rogers asked Mr. Burch if a four-story building is proposed. Mr. Burch confirmed that this is the case.

The Board confirmed that the parking requirement is two spaces per unit and that this proposal meets that requirement.

Mr. Burch stated that the existing pool on the site that is currently unused will either be filled in or improved for the use of the tenants.

Engineering Department comments are attached,

OTHER BUSINESS

Holiday Inn Express

The Planning Board discussed the developer removing a section of buffer along the New York State Thruway to install underground electric service. The Planning Board determined that this will be acceptable.

Mrs. Yerkovich made a motion, seconded by Mrs. Rogers, to approve the Planning Board's meeting dates for 2008. Carried.

Mrs. Yerkovich made a motion, seconded by Mr. Eustace, to accept as revised the minutes of November 21, 2007. Carried.

The meeting was adjourned at 8:25 p.m.

Respectfully submitted,

Paul Eustace, Secretary

Planning Board