

Town of Hamburg  
Planning Board Meeting

April 21, 2010

Minutes

The Town of Hamburg Planning Board met in regular session on Wednesday, April 21, 2010 at 7:00 p.m. in Room 7B of Hamburg Town Hall, 6100 South Park Avenue. Those attending included Chairman Peter Reszka, Gerard Koenig, David Bellissimo, Sasha Yerkovich and Brendan Lovullo.

Others in attendance included Andrew Reilly, Attorney Cheryl McFaddon-Zak, Richard Lardo and Councilman Kevin Smardz.

Excused: Karen Rogers, Steve McCabe

**Public Hearing – KMB Two-Lot Subdivision**

Mrs. Yerkovich read the following public hearing notice:

“Notice is hereby given that the Town of Hamburg Planning Board will hold a public hearing on a two-lot subdivision known as the KMB Two-Lot Subdivision to be located at 1748 Schoellkopf Road on April 21, 2010 in Room 7B of Hamburg Town Hall at 7:00 PM.”

Mr. Reilly stated that the only issue the applicant had to resolve was whether she would be allowed to install a septic system on the newly created lot. He noted that the applicant did receive correspondence from Erie County Department of Environment & Planning indicating that she will be able to either install a septic system or a grinder pump on the new lot, whichever she prefers.

Mr. Reilly stated that both lots meet all zoning requirements and noted that the existing home on Lot #2 that is closest to the road will be retained and the home behind it will be converted to a storage shed.

Kelly Ballagh, applicant, stated that the frame barn on Lot #1 is in the process of being demolished.

Chairman Reszka declared the public hearing open. No one spoke.

Chairman Reszka declared the public hearing closed.

Mrs. Yerkovich made a motion, seconded by Mr. Bellissimo, to issue a Negative Declaration regarding the KMB Two-Lot Subdivision and grant Preliminary Approval with the following conditions:

- Approval is contingent upon the Engineering Department comment letter dated April 21, 2010.
- The requirement of filing a Map Cover is waived.

- The requirement that sidewalks be installed is waived.

Carried.

Engineering Department comments have been filed with the Planning Department.

### **Public Hearing – Bevilaqua Homes Two-Lot Subdivision**

Mrs. Yerkovich read the following public hearing notice:

“Notice is hereby given that the Town of Hamburg Planning Board will hold a public hearing on a two-lot subdivision known as the Bevilaqua Homes Two-Lot Subdivision located on the northeast side of Pleasant Avenue, west of the Thruway on April 21, 2010 in Room 7B of Hamburg Town Hall at 7:00 P.M.”

Mr. Reilly stated that there are no plans at this time for the larger of the two parcels (Lot #1) and that the applicant plans to occupy the existing building on Lot #2. He further stated that the land to be subdivided is already split by Pleasant Avenue and the applicant simply wants each parcel on either side of the road to have its own SBL number.

It was determined that obtaining Planning Board approval of a subdivision in this situation is required because the overall parcel is still a single tax parcel, although the road splits it into two pieces.

Chairman Reszka declared the public hearing open. No one spoke.

Chairman Reszka declared the public hearing closed.

Mrs. Yerkovich made a motion, seconded by Mr. Bellissimo, to issue a Negative Declaration regarding the Bevilaqua Homes Two-Lot Subdivision and grant Preliminary Approval with the following conditions:

- The requirement that sidewalks be installed is waived.
- Approval is contingent upon the Engineering Department comment letter dated April 21, 2010.
- The requirement of filing a Map Cover is waived.

Carried.

Engineering Department comments have been filed with the Planning Department.

**Hamburg Senior Apartments**

Mr. Reilly stated that Attorney Roland Georger called him earlier in the week and indicated that the applicant is working on compiling the information requested by the Planning Board and asked that the project be tabled.

It was determined that the project will be placed on the Board's May 5, 2010 Work Session agenda.

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

Engineering Department comments have been filed with the Planning Department.

Mr. Koenig made a motion, seconded by Mr. Bellissimo, to approve the minutes of April 7, 2010. Carried.

Mr. Bellissimo made a motion, seconded by Mr. Lovullo, to adjourn the meeting. Carried.

The meeting was adjourned at 7:16 P.M.

Respectfully submitted,  
Stephen J. McCabe, Secretary  
Planning Board