

Town of Hamburg
Planning Board Work Session
May 5, 2010
Minutes

The Town of Hamburg Planning Board met for a Work Session on Wednesday, May 5, 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, Stephen McCabe, David Bellissimo, Karen Rogers and Brendan Lovullo.

Others in attendance included Sarah desJardins.

Excused: Sasha Yerkovich

Chairman Reszka stated that Attorney McFaddon-Zak was not in attendance because she has recused herself in the matter of Buffalo Computer Graphics due to a personal relationship with one of the applicants.

Hamburg Senior Apartments

Attorney Roland Georger, representing the applicant, stated that the applicant is putting together a submittal based on what was previously requested by the Planning Board. He noted that the submittal will include the following:

- The history of the existing PUD (Planned Unit Development)
- The applicant's response (submitted in October 2009) to the letter received from Attorney Giacalone
- The final version of the EAF (Environmental Assessment Form)
- A Phase One Environmental Site Assessment that discusses environmental conditions, including wetlands
- A traffic assessment prepared by Nussbaumer & Clarke
- An Open Space Plan that discusses the open space in the entire PUD, and the proposed apartment site in particular
- A written response to the letter received from the Lakeshore Volunteer Fire Company regarding the proximity of the proposed project to the railroad tracks and buffering of same
- A separate exhibit that addresses engineering concerns such as fire flow, sanitary sewer capacity and drainage information
- A rendering of the project and a more detailed conceptual site plan

Attorney Georger stated that it is anticipated that the Planning Department will receive the above submission well in advance of the Board's next meeting (May 19, 2010).

Chairman Reszka stated that the most important piece of information he wants to see is the revised site plan showing the redesign of the project that includes the tot lot area. He further stated that the Board would like the submittal at least one week in advance of its next meeting.

Mr. Koenig made a motion, seconded by Mr. Lovullo, to table this proposal. Carried. Engineering Department comments have been filed with the Planning Department.

Buffalo Computer Graphics

Mrs. desJardins stated that the applicant plans to purchase property on Bayview Road across from Riggs Drive and wants to build a 20,000 square foot building to house Buffalo Computer Graphics. She noted that this property is adjacent to (west of) the K-Technologies property and that the applicant's sketch plans shows a driveway onto Bayview Road.

Board members discussed the fact that when K-Technologies proposed to move in to the existing building on the corner of Bayview Road and Jeffrey Boulevard in the Fall of 2009, the Hamburg Town Board amended the Findings of the Generic Environmental Impact Statement (GEIS) issued for the Ravenwood North Industrial Park to allow the applicant to provide a driveway to Bayview Road (the previously issued Findings stated that one entrance would be allowed on Bayview Road opposite Riggs Street).

Additionally, the Town Board placed a condition on the amendment that, if the property to the west of K-Technologies is ever developed, the two properties will share one access to Bayview Road, whether it is the K-Technologies' driveway or a new driveway on the adjacent parcel to the west.

Chris Zak, applicant, stated that Buffalo Computer Graphics has outgrown its existing building and would like to build a new facility on this property on Bayview Road. He further stated that he met with the Town Board on May 3, 2010 to present the project and to ask the Town Board to allow him access to Bayview Road on his property. He stated that the curb cut for K-Technologies was allowed with a condition that no trucks be allowed to use it and noted that Buffalo Computer Graphics cannot live with that restriction. He noted that his impression of the meeting was that the Town Board seemed to favor this project and that it was looking for input from the Planning Board regarding whether an additional curb cut on Bayview Road was something the Town should consider allowing. Mr. Zak stated that not having direct access to Bayview Road from his property would be a deal killer.

Mr. Zak stated that one of his goals is to maintain as much of a natural state as possible, especially on the west side of the property.

In response to a question from a Board member, Mr. Zak stated that Buffalo Computer Graphics has daily deliveries from UPS, etc. and an occasional tractor trailer delivery.

It was determined that, although this property is located in a manufacturing zone, Buffalo Computer Graphics is not a manufacturing company.

Betty Newell, President of the Hamburg Chamber of Commerce, stated that the lighting will not be obtrusive to the neighbors, there will be no noise or odors and she is impressed by what a good corporate citizen this business is. She further stated that she is in favor of this project and of this business staying in Hamburg.

Mr. Zak stated that he met with the neighbor to the west of this property, showed him the proposed sketch plan and noted that he plans to maintain as much of a buffer for

the neighbor as possible. He further stated that the neighbor is satisfied with the proposal as it relates to his property.

Mr. Zak stated that the proposal is to build a 20,000 square foot building now and, if the business continues to grow, an additional 20,000 square feet may be anticipated in the future.

Steve Carmina, architect representing the applicant, stated that, based on the Town of Hamburg's Code regarding the number of required parking spaces, the applicant will probably request a variance because the business will not need the number of spaces required. He noted that Buffalo Computer Graphics currently employs 45 people and does not have a lot of visitors and, even if they install parking in anticipation of adding employees, they will not need the 120 spaces required. He further stated that the applicant would rather keep as much of the site green as possible.

Mr. Carmina stated that it is important to note that the applicant is proposing to under develop this site and that 60,000 square feet of building could probably be built on the property.

Mr. McCabe asked Mr. Carmina if the applicant would be willing to place the undeveloped land on this site in a conservation easement. Mr. Carmina responded that it is up to his client and noted that the land below the parking level (to the west) is going to be a conservation area, as it would be very difficult to develop.

Mr. Zak stated that Don Owens from Earth Dimensions walked the property and estimated that approximately .18 acres are wetlands. He further stated that he has no plans to impact the wetland area.

Mr. Koenig suggested that the Traffic Safety Advisory Board (TSAB) review this sketch plan and provide input regarding the requested curb cut. It was determined that the next TSAB meeting was scheduled for May 6, 2010 and that it had been provided a copy of the sketch plan by Mrs. desJardins.

In response to a question from Mrs. Rogers, Mr. Carmina stated that he believes that the applicant will keep the trash inside and may not need an outside dumpster. Mr. Zak stated that they do have a small dumpster at their existing location and that he will have to research the question of whether one would be needed at this site.

It was determined that if the applicant decides that a dumpster is required, it will be shown on the site plan.

Mrs. Rogers stated that she is concerned about the aesthetics of the proposed overhead door because it would face Bayview Road. Mr. Carmina responded that they are still in the conceptual stage but that, when a high-tech building is proposed, usually the overhead door becomes part of the architecture and he noted that the overhead door for this building will be aesthetically pleasing.

It was determined that any signage for the site will have to meet the Hamburg Sign Ordinance, as well as the covenants of the Ravenwood North Industrial Park.

It was determined that the project as proposed meets or exceeds the Town of Hamburg setback requirements, as well of those of the Ravenwood North Industrial Park.

Mr. Carmina confirmed that the applicant would not want to install a connection to the

K-Technologies property.

Chairman Reszka stated that the Town Board is looking for a recommendation from the Planning Board, as well as from the TSAB, regarding the applicant's requested curb cut to Bayview Road.

Chairman Reszka stated that he has no problem personally with allowing the applicant's curb cut to Bayview Road but that he would like the applicant to supply the Town with confirmation from a traffic expert that the additional curb cut would not unreasonably increase the existing traffic in the area.

Mr. Carmina stated that he is not sure that he could get a traffic engineer to make the statement Chairman Reszka requested without being familiar with the project. He further stated that the Ravenwood North Industrial Park is currently underdeveloped and that the traffic generated by the Industrial Park is below the estimated levels. He also noted that the Buffalo Computer Graphics site is proposed to be underdeveloped, as well. He stated that it can be said without too much doubt that the requested curb cut should not and will not exceed any of the expectations for development.

Mr. Koenig stated that the TSAB should be allowed to weigh in before the applicant is asked to supply something from a traffic engineer and that if the TSAB is satisfied with the proposal, no letter would be needed.

Chairman Reszka stated that he still feels the Planning Board needs something from a traffic expert that can be presented to the Town Board with its recommendation.

Mr. McCabe stated that it would help to have the TSAB look at this proposal and weigh in from a traffic safety standpoint.

Mr. Koenig stated that the TSAB may recommend that Buffalo Computer Graphics' curb cut be allowed and K-Technologies' be closed.

Mr. Zak stated that the employees of Buffalo Computer Graphics work flexible hours so that employees are arriving between 7:00 AM and 10:30 AM and are leaving the site eight hours later so they all are not coming and going at the same time.

Mr. Bellissimo stated that he envisions delivery trucks delivering to K-Technologies, for example, and then using the shared driveway between the two businesses to get to Buffalo Computer Graphics and deliver to that business, noting that it makes a lot of sense to have the connection between the two sites.

It was determined that the connection between the two sites is not being proposed by Buffalo Computer Graphics because of liability concerns.

Mrs. Rogers made a motion, seconded by Mr. Bellissimo, to forward a positive recommendation to the Town Board regarding Buffalo Computer Graphics' request for a curb cut to Bayview Road. Carried.

Engineering Department comments have been filed with the Planning Department.

Mr. Koenig made a motion, seconded by Mrs. Rogers, to adjourn the meeting. The meeting was adjourned at 7:45 P.M.

Respectfully submitted,
Stephen J. McCabe, Secretary
Planning Board