

TOWN BOARD MEMBERS PRESENT:

Steven J. Walters	Supervisor
Thomas Best, Jr.	Councilman
Michael Quinn	Councilman

ALSO PRESENT: Catherine A. Rybczynski, Town Clerk; Walter L. Rooth, III, Town Attorney; Samantha Tarczynski, Director of Administration and Finance; Tom Best Sr., Highway Superintendent; Drew Reilly, Planning Consultant; Martin Denecke, Director of Youth, Recreation and Senior Services; Michael Quinn, Engineering Consultant; Kurt Allen, Supervising Code Enforcement Officer; Erica Handley, Drescher & Malecki.

Supervisor Walters calls the meeting to order at 5:45 pm.

Drew Reilly, Planning Consultant gives an overview of the Planning Department /Planning projects. (documentation attached)

Martin Denecke, Director of Youth, Recreation and Senior Services discusses the Receptions Master Plan.

Michael Quinn, Engineering Consultant will be conducting an asbestos survey on the water tank of the water tower which is in the process of getting approval to be painted as a Hamburger. A report will be prepared for the Town Board with the findings. He then adds that flaggers for the Quiet Zone are scheduled to work October 22nd through October 25th. Highway Supervisor Best comments on his concerns of staying within his budget due to money transfers in order to balance all line items in the Highway and Buildings and Grounds accounts.

Supervisor Walters adds the Engineering Department will be moving down to the Building Department.

1.

On a motion of Supervisor Walters, seconded by Councilman Quinn, the following resolution was

ADOPTED	Ayes	3	Walters, Best, Quinn
	Noes	0	

RESOLVED, that the Town Board move into Executive session at 6:40 PM on legal and sale of real property matters.

Catherine A. Rybczynski, R.M.C.
Town Clerk

MEMO

To: Hamburg Town Board

From: Drew Reilly and Sarah desJardins – Planning Department

Date: October 16, 2017

RE: Planning: Town Board Items- 10/16/17 meeting

The following is an update to the Town Board on Planning Department/ Town Planning projects:

A. Rezoning Items:

Applicants for the rezoning of the former **“Sisters” property at South Park and Sowles road** have made application to the Town (copy of plan given to the TB at a previous meeting), The Code Review Committee has made a formal recommendation on this request and this item was referred to the Planning Board by the Town Board. It is still at the Planning Board as the Town is completing a coordinated SEQR (waiting for information from the applicant).

As of 10/16/17, we have still not received the SEQR information and therefore have not processed the SEQR coordinated review and it remains tabled at the Planning Board.

As you are aware, the development of the **South Shore Golf course and adjoining property** has been discussed over the last few months or so (events held in the COB to discuss its development). We received a rezoning application by e-mail on 4/20/17.

This is a rezoning from PUD to a new PUD, and at a previous Town Board meeting, the Town began the process by referring to the PB and beginning the SEQR process (intent to Pos. Dec).

The applicant then amended the rezoning application (reducing the size) and the Town Board once again referred it to the Planning Board and authorized the SEQR Lead Agency process to begin. The application was placed on the Planning Board agenda for 6/7/17, but the Planning Board tabled the action because the applicant had not submitted the required information; PUD plan, schematic site plan, EAF, etc. The EAF has now been completed and a coordinated review has been completed (The Town Board has officially designated yourselves as SEQR Lead Agency). Once the Planning Board completes their review, they will then provide a recommendation and input to the Town Board (The item has been tabled at the Planning Board due to inaction by the applicant, but was recently on the PB agenda on 9/20/17 and they will be returning at the meetings in October).

The Planning Department and Supervisor met with the applicant’s representatives on 9/7/17 and we were provided an update on the project. The applicant believes that

based on all of the studies they have completed that the Town Board will be able to issue a SEQR Negative Declaration and proceed to rezoning in the next three months. If the project does not go through the GEIS process, we would advise the Town to enter into an agreement with the applicant to have them pay for the costs of having these studies reviewed (the Town may need to hire outside expertise). I can discuss this in greater detail at a future work session.

The Code Review Committee also met with an applicant who is submitting a rezoning request for the **Great Lakes Concrete** site on Camp road. This project would require coordination with the Village of Hamburg, as the site is partially in the Village. The tentative schedule has this appearing before the Town Board at your November 13, 2017 meeting (decision on entertainment and beginning the process)

- B. The Planning Board held their last meeting on 10/4/17 (see attached draft meeting minutes). Their next meeting is scheduled for 10/18/17; please see the attached agenda for information on that meeting.
- C. The Code review committee met last formally on 10/4/17 and some of the meeting focused on the proposed rezoning at Great Lakes Concrete. Some code issues were discussed. The Code Review Committee unanimously recommended against the Code revision that would allow two wind turbines on one site. The Town Board at a previous meeting authorized Wendel to prepare a resolution to set a public hearing on this potential zoning revision to get public input. The Building Department is also working on other updates (ready), including a signage law update. We are trying to schedule another Code meeting in October to deal with several issues (see attached agenda).

RESOLUTIONS/ACTIONS/PUBLIC HEARINGS for 10/16/17

Three Public Hearings are scheduled for tonight; Telecommunications Moratorium, Various Code amendments and Revisions to the Residential WECS law. After the public hearings, please provide the Planning Department direction on how you would like to proceed on these actions.

- D. The Planning Board and Planning Department have re-instituted the “Staff Meetings” and held the first meeting on 6/7/17 and held the latest meeting on 10/4/17. These meetings include representatives of the Advisory committees/Boards (TSAB, CAB, WAC, PB) and Town departments (Engineering, Building, Planning, HIDA, and we are trying to get others when needed). The purposes of this meeting are to review projects before the PB, discuss other development related activities and to receive input from the representatives on Code issues and other development issues affecting the Town.