

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; Joseph Collins, Deputy Town Attorney; Samantha Tarczynski, Director of Administration and Finance; Tom Best Sr., Highway Superintendent; Charles Naughton, Human Resources and Contract Negotiations Consultant; Kurt Allen, Supervising Code Enforcement Officer; Sarah desJardins, Planning Consultant.

Supervisor Walters calls the meeting to order at 5:38 pm.

Rose Ann DiMaria, presents her current plan for the Great Lakes Concrete site on Camp Road.

Sarah desJardins, Planning Consultant, Supervisor Walters, Councilman Best, Councilman Quinn and Walter Rooth, III discuss the telecommunication moratorium and whether to approve two applicants who are asking to be approved to fall under the grandfather clause.

Sarah desJardins, Planning Consultant, Supervisor Walters, Councilman Best, Councilman Quinn, Walter Rooth, III, and Catherine A. Rybczynski, discuss mandatory training for the ZBA and Planning Board members.

Tom Best Sr., Highway Superintendent, states that the State Grant from Senator Panepinto's office has come through to use towards dredging, picnic tables, siding, and other specified uses at the Town Park.

Tom Best Sr., Highway Superintendent, Supervisor Walters and Councilman Best discuss a Highway Department and Building and Grounds Department resolution.

Samantha Tarczynski, Director of Administration and Finance, discusses the Health Insurance for 2018.

1.

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

ADOPTED Ayes 3 Walters, Best, Quinn

 Noes 0

RESOLVED, that the Town Board move into Executive session at 6:35 PM on the potential sale, lease or purchase of real property, contract negotiation matters for the Police Union and personnel matters regarding specific individuals in specific departments.

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

MEMO

To: Hamburg Town Board

From: Drew Reilly and Sarah desJardins – Planning Department

Date: November 27, 2017

RE: Planning: Town Board Items- 11/27/17 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 11/27/17, 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 at an October, and was tabled again in November. We are still awaiting further information and they could be returning for our meetings in January.

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. We will be advising the applicant to meet with the new Town Board in the coming year to discuss their project.

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 Code Review Committee and Village of Hamburg officials met with the applicant on November 15, 2017. The applicant will take our input and submit applications to the Town and Village.

- B. The Planning Board held their last meeting on 11/15/17 (see attached draft meeting minutes). Their next meeting is scheduled for 12/6/17; please see the attached agenda for information on that meeting.
- C. The Code review committee met last formally on 11/15/17 and most of the meeting focused on the proposed rezoning at Great Lakes Concrete. We will be returning to our outstanding code items in January of 2018.

RESOLUTIONS/ACTIONS/PUBLIC HEARINGS for 11/27/17

Three Public Hearings were held on 10/16; Telecommunications Moratorium, Various Code amendments, and Revisions to the Residential WECS law. There were comments primarily received on the WECS amendment and the Telecommunications Moratorium. Resolutions were put together to move forward on this local laws, but it was decided that further direction was needed on how to proceed on these actions. The Town Board authorized that the Telecommunications moratorium be placed on the 11/27/17 TB meeting for approval. The other two laws have been placed on the PB agenda for 12/5/17 and will be back to the TB for action at your December meeting.

It has also been requested that the TB authorize additional training for some PB and ZBA members. We can offer to provide two hours of training in December, if authorized by the Town Board. The current "Training" law of the Town does not allow "self-study" training. This issue was dealt with previously and will need to be discussed again with the TB and Code committee.