

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; Drew Reilly, Planning Consultant; Michael Quinn, Engineering Consultant; Dan O’Connell, Planning Board Chairman.

Supervisor Walters calls the meeting to order at 5:33 pm.

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

Dan O’Connell, Planning Board Chairman, spoke about the Planning Boards recommendation of various code amendment adoptions and their recommendation against the revision to the Wind Energy Conversion Systems (WECS) law.

Tom Best, Jr., Councilman, Supervisor Walters, Kurt Allen, Supervising Code Enforcement Officer, Drew Reilly, Planning Consultant, Mike Jablonski and Councilman Quinn discuss wind turbines.

Drew Reilly, Planning Consultant, continues his overview of the Planning Department projects.

Drew Reilly, Planning Consultant and Tom Best, Jr., Councilman discuss training for the ZBA and Planning Board members. Drew Reilly, Planning Consultant adds he will be conducting training this Wednesday, December 20, 2017.

Supervisor Walters, officially calls for a Town Board Meeting 1/8/2018.

Tom Best, Jr., Councilman, states that the Town Board will be setting quarterly schedules for the Town Board meetings and dates for the first quarter are:

01/08/2018	01/22/2018	02/05/2018	02/26/2018	03/5/2018	03/19/2018
------------	------------	------------	------------	-----------	------------

The Town Board discusses their support of the resolution to congratulate the Town of Amherst on their 200th year Bicentennial.

Tom Best, Sr., Highway Superintendent informs the Board that the heating boiler at the highway building broke and is unrepairable. It was replaced Saturday at a cost of \$14,000 to \$15,000 to be paid in the 2018 calendar year.

Tom Best, Jr. Councilman, states that the Quiet Zones are supposed to be up and operational and he has been receiving calls from residents that the trains are still sounding their whistles.

Michael Quinn, Engineering Consultant, replies if there's anything along the train tracks the train will blow the horns whether there's a Quiet Zone or not. He adds that the Quiet Zones are completed. He then states that he needs to make an amendment to the proposed resolution #22 on the Agenda for this evening.

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 6:24 PM on litigation two personnel matters regarding two specific departments and two specific individuals.

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

MEMO

To: Hamburg Town Board

From: Drew Reilly and Sarah desJardins – Planning Department

Date: December 18, 2017

RE: Planning: Town Board Items- 12/18/17 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 12/18/17, 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.

On the agenda tonight is a rezoning request From Cheektowaga Concrete Products LLC for the **Great Lakes Concrete** site on Camp road. This project will 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 and they received direction that they could proceed with an application (down zoning of the property from Industrial) but with concerns that will need to be addressed.

- B. The Planning Board held their last meeting on 12/6/17 (see attached draft meeting minutes). Their next meeting is scheduled for 12/20/17; 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 (see list of outstanding items). The Telecommunications Moratorium was put in place at the last meeting and the Code committee will need to proceed on updating the law (Wendel has and will be supplying sample recommendations for these revisions).

RESOLUTIONS/ACTIONS/PUBLIC HEARINGS for 12/18/17

Three Public Hearings were held on 10/16; Telecommunications Moratorium, Various Code amendments, and Revisions to the Residential WECS law. For the WECS law update and the various Code amendments, it was decided that further direction was needed on how to proceed on these actions. These two laws were placed on the PB agenda for 12/5/17 and the Planning Board scheduled a special meeting for 12/15/17 to review and make recommendations on these laws. At that meeting, the Planning Board recommended that the Various Code amendments be adopted, but recommended against the revisions to the WECS law (the Planning Board Chair will be in attendance to discuss the PB's concerns). Resolutions were pre-filed for potential SEQR and adoption of these items.

As discussed earlier, there is also a resolution to refer the Camp road rezoning to the Planning Board for review and recommendation and to coordinate with the Village of Hamburg.

At the request of the Town, Wendel will be providing two hours of training on 12/20 17 for Planning Board and ZBA members. Additional opportunities have also been arranged. Some members may need to request an extension or to carry-over hours. 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.