

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; Drew Reilly, Planning Consultant; Erica Handley, Drescher & Malecki.

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

Supervisor Walters states he will have the 2018 Budget completed by the end of the week and distributed to the Board members. The Town Board will then meet October 16, 2017 at 4:30 p.m. regarding the Budget.

The Town Board then discusses the complaints regarding the usage of the boat launch at the Town Park. In conclusion, they will gather information for the next Board meeting regarding the drudging of the launch, engineering reports, possible grants that can be applied for, and the actual number of boat launch permits sold per year.

Councilman Best comments on the delay of the completion of the Quiet Zones and he will be following up on the progress. He then adds he will be attending the community meeting on September 28, 2017 at 5:30 p.m. located at the Woodlawn Beach regarding water quality issues related to Rush and Blasdell Creeks, Woodlawn Beach watershed, and beach access for Woodlawn residents. He then asks Drew for updates on a number of projects.

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

Tom Best, Sr., Highway Superintendent comments that he is gathering estimates on the cost to repair the existing docks or to replace the docks at the Town Park. He is asking for direction from the Town Board on how to proceed.

Supervisor Walters asks for an update regarding the drainage on Lakecrest Drive.

Tom Best, Sr., Highway Superintendent thinks they solved the drainage problem on Lakecrest Drive due to excessive amounts of milk cartons and trash that has been removed from the pipes to rectify the problem.

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 6:14 PM on personnel matters.

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

MEMO

To: Hamburg Town Board

From: Drew Reilly and Sarah desJardins – Planning Department

Date: September 25, 2017

RE: Planning: Town Board Items- 9/25/17 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 9/22/17, 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 at the meeting tonight will officially designate 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. We have not seen any of these studies and if the applicant believes that the project will not require an EIS, 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.

- B. The Planning Board held their last meeting on 9/20/17 and approved a 9 lot subdivision. That agenda and the next agenda includes a new gas station on Milestrip, a new apartment complex in front of the Brookview apartments on Southwestern, Mr. Jablowski's Wind Turbine(s) and the South Shore project. Their next meeting is scheduled for 10/4/17; please see the attached agenda for information on that meeting.
- C. The Code review committee met last formally on 9/6/17 and much 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 your last 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, including a signage law update. We are trying to schedule another Code meeting for early October.

RESOLUTIONS/ACTIONS for 9/25/17

Based on the Code Review committee's direction, the Planning Department is proceeding with the Code revisions that have been completed. These revisions were on previous Town Board Agendas and a public hearing was scheduled for 9/25/17.

Based on a meeting with the Town Attorney, Building Department, Planning, input from others, and activities by the cellular industry and actions by other communities, the Planning Department is recommending a moratorium on Telecommunications Facilities. A public hearing was scheduled for 9/25/17. Please note that we have been approached by a telecommunications provider's attorney who has proposed a new tower (application received and placed on 10/4/17 PB agenda). He would like his proposal to be grandfathered from this moratorium (he may be at the public hearing).

Due to a publishing error, the public hearings for these two actions did not receive proper public notice and resolutions are in to reschedule these public hearings.

- 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 8/9/17. No meeting was held on 9/6/17 as we had no new items. 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.