

Town of Hamburg  
Planning Board Meeting  
May 3, 2017  
Minutes

The Town of Hamburg Planning Board met for a Regular Meeting at 7:00 P.M. on Wednesday, May 3, 2017 in Room 7B of Hamburg Town Hall, 6100 South Park Avenue. Those attending included Vice-Chairman William Clark, Doug Schawel, Augie Geraci, Dennis Chapman and Al Monaco.

Others in attendance included Town Planner Sarah desJardins, Assistant Municipal Engineer Rick Lardo and Attorney Mark Walling.

Excused: Chairman Daniel O'Connell and Robert Mahoney

**REGULAR MEETING**

Vice-Chairman Clark stated that the Battery Post project would not be discussed at this meeting.

**Public Hearing - 7:00 P.M., Goddard Development Partners – Requesting a Special Use Permit for a proposed 6,800 sq.ft. Mavis Discount Tire building at 5363 Southwestern Boulevard**

Mrs. desJardins stated that Kurt Allen, Supervising Code Enforcement Official, issued a memo to the Board regarding the planned clearing of this entire site. She noted that Mr. Allen only wants the portion of the site to be developed initially to be cleared, instead of the entire parcel. She stated that it had been suggested that the applicant's engineer meet with Mr. Allen to discuss this concern.

Brian Burri with Bergmann Associates, representing the applicant, stated that the plan would be to clear the portion of the site associated with the future building in order to use that fill to raise the area designated for the Mavis Discount Tire building. He noted that if the entire site is not cleared, the applicant would have to bring in fill to raise up the Mavis portion of the site, and then when the future building is constructed, the fill in that area would have to be removed.

Mr. Burri stated that as soon as the applicant has a tenant, the future building will be proposed.

The size of the buffer in the area of the adjacent residential neighbor was discussed. Mr. Burri stated that the buffer would be 40' at certain points and a bit less in a few areas, but it would not be less than 20' anywhere.

Mr. Burri stated that both sides of the site must be cleared in order to make this project viable.

Mr. Chapman stated that the site will have to be cleared in any case, and the more the applicant waits, the more it will cost. He stated that if he lived nearby, he would prefer that the applicant get all of the clearing done at the same time.

Board members agreed that the clearing of the site should be done at one time.

Attorney Walling stated that perhaps Mr. Burri should speak to Mr. Allen about the proposed clearing of the site.

Per Section 280-312 B, Vice-Chairman Clark noted the following:

1. The use will be in harmony with the general purpose and intent of this chapter.
2. The use will not create a hazard to the health, safety or the general welfare.
3. The use will not alter the essential character of the neighborhood, nor be detrimental to the residents thereof.
4. The use will not otherwise be detrimental to the public convenience and welfare.

Board members agreed with the above.

Mr. Schawel read the following notice of public hearing:

“Notice is hereby given that the Town of Hamburg Planning Board will conduct a public hearing on a proposal by Goddard Development Partners to construct a 6,800 sq.ft. Mavis Discount Tire building at 5363 Southwestern Boulevard. The public hearing will be held on May 3, 2017 at 7:00 P.M. in Room 7B of Hamburg Town Hall.”

Vice-Chairman Clark declared the public hearing open. No one spoke.

Vice-Chairman Clark declared the public hearing closed.

Mr. Clark made a motion, seconded by Mr. Chapman, to authorize the Planning Department to prepare resolutions for Site Plan Approval and Special Use Permit for the Board's next meeting. Carried.

Engineering Department comments have been filed with the Planning Department.

**Michael Jablonski – Requesting Sketch Plan Direction on a second wind turbine at 3134 Old Lakeview Road**

Mrs. desJardins stated that she initiated the SEQR Coordinated Review for this wind turbine proposal, and the 30-day time frame for receiving comments from Involved and Interested Agencies is not up yet. She stated that the next step for the Board is to consider a SEQR Determination, which it can begin discussing at its next meeting.

Mrs. desJardins stated that once a SEQR Determination is made by the Planning Board, the applicant can request a use variance from the Zoning Board of Appeals.

Vice-Chairman Clark made a motion, seconded by Mr. Chapman, to table this project. Carried.

**Camp Road Animal Hospital – Requesting Site Plan Approval of an addition to the existing building at 5576 Camp Road**

Mrs. desJardins stated that the applicant received an area variance from the Zoning Board of Appeals and now is requesting Site Plan Approval of the proposed addition to the existing building.

Dr. Tonia Hite, applicant, stated that the existing garage on the site will be demolished to make room for additional parking spaces.

Vice-Chairman Clark made a motion, seconded by Mr. Chapman, to schedule a public hearing for this proposal to be held on May 17, 2017. Carried.

Engineering Department comments have been filed with the Planning Department.

**Villages at Mission Hills – Requesting Preliminary Plat Approval of a +/- 60-lot subdivision on the east side of Camp Road**

Mrs. desJardins stated that the applicant was granted Preliminary Plat Approval for lots 1 through 10 previously, and he is requesting Preliminary Plat Approval at this time for lots 11 through 90.

In response to a question from Vice-Chairman Clark, David Manko, applicant, stated that all of the homes would be single family condominiums, and private roads are proposed.

Mr. Clark made a motion, seconded by Mr. Schawel, to schedule a public hearing for this proposal to be held on May 17, 2017. Carried.

Engineering Department comments have been filed with the Planning Department.

**OTHER BUSINESS**

Vice-Chairman Clark made a motion, seconded by Mr. Geraci, to approve the minutes of April 19, 2017. Carried.

Mr. Schawel made a motion, seconded by Mr. Monaco, to adjourn the meeting. The meeting was adjourned at 7:20 P.M.

Respectfully submitted,

Doug Schawel, Secretary

May 9, 2017