

Town of Hamburg
Planning Board Meeting
September 6, 2017
Minutes

The Town of Hamburg Planning Board met for a Regular Meeting at 7:00 P.M. on Wednesday, September 6, 2017 in Room 7B of Hamburg Town Hall, 6100 South Park Avenue. Those attending included Chairman Daniel O’Connell, Vice-Chairman William Clark, Doug Schawel, Augie Geraci, Dennis Chapman, Robert Mahoney and Al Monaco.

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

REGULAR MEETING

Public Hearing – 7:00 P.M., Buffalo-South Motor Inn, Inc. – Requesting a Special Use Permit and Site Plan Approval of a proposed gas station to be located at 4344 Milestrip Road

Chris Wood from Carmina Wood Morris, representing the applicant, stated that a landscaping plan has been submitted for this project since the property is currently blacktop.

In response to a question from Mr. Mahoney, one (1) employee would be on site in the 400 sq.ft. kiosk for paying customers.

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 Buffalo-South Motor Inn, Inc. to construct a gas station at 4344 Milestrip Road, which requires a Special Use Permit. The Public Hearing will be held on September 6, 2017 at 7:00 p.m. in Room 7B of Hamburg Town Hall.”

Chairman O’Connell declared the public hearing open. No one spoke.

Chairman O’Connell declared the public hearing closed.

Mr. Reilly reviewed the Short EAF Part II with Board members.

Mr. Wood stated that a Highway Work Permit will be required from New York State Department of Transportation (NYSDOT). He noted that at that time, NYSDOT may require that the existing easterly driveway on Milestrip Road be modified.

Mr. Clark made a motion, seconded by Mr. Chapman, to authorize the Planning Consultants to prepare resolutions for the Board’s September 20, 2017 meeting. Carried.

Engineering Department comments have been filed with the Planning Department.

Public Hearing – 7:00 P.M., D.E.B. Subdivision – Requesting Preliminary Approval of a proposed nine-lot subdivision to be located on Eckhardt Road

Chris Wood from Carmina Wood Morris, representing the applicant, stated that nine (9) lots are proposed. He stated that the only revision to the Preliminary Plat since the Board's last meeting is that a front yard setback of 70 feet has been added to the lots on Schoellkopf Road.

Mr. Wood stated that the wetland delineation report has been submitted, and the wetlands are now represented on the Preliminary Plat. He noted that the wetland delineation report has been submitted to the Army Corps of Engineers to get the jurisdictional determination, and the applicant will be applying for a permit to disturb less than one tenth of an acre of wetlands.

Board members discussed what type of markers or monuments should be installed to delineate the wetland areas on lots # 1, 2 and 3.

Mr. Schawel read the following notice of public hearing:

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Chairman O'Connell declared the public hearing open. No one spoke.

Chairman O'Connell declared the public hearing closed.

Mr. Clark made a motion, seconded by Mr. Chapman, to authorize the Planning Consultants to prepare resolutions for the Board's September 20, 2017 meeting. The resolution should indicate that the wetlands will have to be marked. Carried.

Mr. Lardo stated that the Engineering Department has standard wetland marker signs. Engineering Department comments have been filed with the Planning Department.

OTHER BUSINESS

Mrs. desJardins stated that Colley Pools on Camp Road has requested a revision to the approved landscaping plan that eliminates some of the plantings proposed on the south property line. She noted that the existing large evergreen trees along the south property line belong to Colley's Pools, and previously it was thought that they were on West Herr's property.

Board members agreed that the revised landscaping plan is acceptable.

Mr. Schawel made a motion, seconded by Mr. Monaco, to approve the minutes of August 23, 2017. Carried.

Mr. Schawel made a motion, seconded by Mr. Geraci, to adjourn the meeting. The meeting was adjourned at 7:30 P.M.

Respectfully submitted,
Doug Schawel, Secretary
September 11, 2017