

Town of Hamburg
Planning Board Meeting
January 18, 2017
Minutes

The Town of Hamburg Planning Board met for a Regular Meeting at 7:00 P.M. on Wednesday, January 18, 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, Robert Mahoney, Dennis Chapman and Al Monaco.

Others in attendance included Town Planner Sarah desJardins and Attorney Ryan McCann.

Chairman O’Connell stated that the Glenn Wetzl project and the ARR Holdings subdivision would not be discussed at this meeting.

REGULAR MEETING

Howard Domin – Requesting Preliminary Approval of a three-lot subdivision to be located at 3148 Pleasant Avenue

Mrs. desJardins stated that Wilson Environmental Technologies provided the applicant with a map indicating that there are no wetlands on this property. She noted, however, that there are potentially hydric soils on the property, which could indicate that wetlands exist there.

Mr. Clark made the following motion regarding SEQR, seconded by Mr. Schawel:

“In accordance with Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act – SEQRA) of the Environmental Conservation Law, the Town of Hamburg Planning Board has reviewed the Domin Subdivision project and accompanying information, which involves the creation of a 3 lot single family home residential subdivision, received input from various Town departments and held the required public hearing on the project. Based on this review and input, the Planning Board has determined that the project will not adversely affect the natural resources of the State and/or the health, safety and welfare of the public and is consistent with social and economic considerations and therefore will not result in any significant adverse environmental impacts and that a Negative Declaration is hereby issued and the Chairman is authorized to sign the EAF, which will act as the Negative Declaration.”

Carried.

Mr. Clark made the following motion regarding approval, seconded by Mr. Monaco:

“**Whereas**, the Hamburg Planning Board received a minor subdivision application from Howard Domin to subdivide the property located at 3148 Pleasant Avenue into three (3) single family home lots; and

Whereas, the Planning Board, in accordance with the New York SEQRLaw and the SEQRL Regulations contained in 6 NYCRR Part 617, issued a Negative Declaration on 1/18/17; and

Whereas, the Hamburg Planning Board has reviewed the Subdivision Application against the subdivision requirements of the Town, received input from various departments and the public, and a Negative Declaration has been issued; and

Whereas, the Hamburg Planning Board held the required public hearing on January 4, 2017 and received comments from the public.

Now, Therefore, Be It Resolved that the Hamburg Planning Board hereby issues Preliminary Subdivision Approval with the following conditions:

1. Approval is contingent upon the Engineering Department memo dated 1/18/17.
2. The Planning Board has determined that the subdivision will impact recreation in the Town but no additional suitable lands are available at the site and therefore will require a recreation fee in lieu of dedicating land to the Town.
3. The installation of sidewalks shall be waived.
4. The applicant has been informed that the site contains hydric soils but no mapped wetlands, and has been made aware of the possibility of Federal wetlands on the site.
5. The filing of a Map Cover is waived.

Be It Further Resolved that the Hamburg Planning Board Chairman is authorized to sign the Preliminary Plat once the Town Engineer signs off on it.”

Carried.

Engineering Department comments have been filed with the Planning Department.

OTHER BUSINESS

Mr. Schawel made a motion, seconded by Mr. Geraci, to approve the minutes of January 4, 2017. Carried.

Mr. Schawel made a motion, seconded by Mr. Mahoney, to adjourn the meeting. The meeting was adjourned at 7:15 P.M.

Respectfully submitted,

Doug Schawel, Secretary

Planning Board

Date: January 27, 2017