

Town of Hamburg
Planning Board Meeting
January 7, 2015
Minutes

The Town of Hamburg Planning Board met for a Work Session at 6:30 P.M., followed by a Regular Meeting at 7:00 P.M., on Wednesday, December 17, 2014 in Room 7B of Hamburg Town Hall, 6100 South Park Avenue. Those attending included Chairman Daniel O'Connell, David Bellissimo, Stephen McCabe, Augie Geraci, Doug Schawel, Peter Reszka and William Clark.

Others in attendance included Planning Board Attorney Ryan McCann and Town Planners Andrew Reilly and Sarah desJardins.

WORK SESSION

DATO Development – 75 lot subdivision

Attorney Sean Hopkins, representing the applicant, stated that the applicant has purchased the remainder of the Hopevale site with the exception of the section of the property owned by the Randolph School. He noted that 75 single-family homes are proposed on this property, which is zoned R-3. He further stated that as part of the applicant's previously approved subdivision in this area, a roadway to Howard Road will be constructed once 56 townhomes are built in the northern section of the site. He noted that a second access to Howard Road is proposed with this 75-lot subdivision.

In response to a question from Mr. Bellissimo, Attorney Hopkins stated that four (4) lots are proposed on Howard Road.

It was determined that the Frontier School District will have to annex this property because it currently is located in the Hopevale School District.

In response to a question from Mr. McCabe, Attorney Hopkins stated that the new entrance onto Howard Road would be located approximately 500 feet from Logan's Lane.

Mr. Bellissimo made a motion, seconded by Mr. Reszka, to table this project. Carried.

REGULAR MEETING

Public Hearing - Big Tree Firemen's Company (Big Tree Road @ Bristol Road)

Mark Dean, architect, representing the applicant, stated that the proposal is to build a new fire station on approximately 19 acres. He stated that the building would be 19,600 sq.ft. in size. He further stated that an informational meeting was held with the nearby residents, and the three (3) concerns expressed by the residents were relative to lighting, a buffer between the parking lots and the nearby homes, and landscaping. He noted that all three (3) concerns were satisfactorily addressed by the Fire Company, and the residents were pleased with the project.

Mr. Dean stated that the Fire Company has consolidated its two (2) existing fire stations, and both stations are for sale at this time.

Mr. McCabe 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 the Big Tree Firemen’s Company to construct a new fire station on vacant land located at 4112 Big Tree Road. The Public Hearing will be held on January 7, 2015 at 7:00 p.m. in Room 7B of Hamburg Town Hall.”

Chairman O’Connell declared the public hearing open. The following people spoke:

- Ed Bukowski, President of Berkley Square Homeowners’ Association, asked if a traffic signal will be installed in front of the building for fire apparatus. Mr. Dean responded that at this time there are no plans for a signal.

Chairman O’Connell declared the public hearing closed.

It was determined that the Planning Department will prepare SEQRA and approval resolutions for the Board’s review at its next meeting.

Mr. Bellissimo made a motion, seconded by Mr. Schawel, to table this project. Carried.

Engineering Department comments have been filed with the Planning Department.

Sharma Development, Phase 1 – Pleasant Avenue

Attorney Sean Hopkins, representing the applicant, stated that he had spoken with Mr. Ed Rutkowski from the New York State Department of Transportation (NYSDOT), who indicated that he would like the proposed driveway connection on to Southwestern Boulevard located further away from the intersection of Pleasant Avenue and Southwestern Boulevard. He noted that as a result of that conversation, the driveway location has been modified, increasing its distance from the intersection. Attorney Hopkins stated that Mr. Rutkowski also had concerns about a previous owner of this property modifying some of the drainage along Southwestern Boulevard, and therefore this issue will be addressed by the applicant in connection with Phase 1 of this project.

Board members reviewed Part Two of the Long Environmental Assessment Form (EAF) and determined that a Negative Declaration is warranted for this project.

Board members agreed that the Planning Department will prepare a SEQR resolution for the Board’s next meeting.

Mr. Bellissimo made a motion, seconded by Mr. Reszka, to table this project. Carried.

Engineering Department comments have been filed with the Planning Department.

J & M Home Builders – Burke Road Subdivision

Mrs. desJardins stated that the applicant has resolved the issues relative to the Supervising Code Enforcement Official, and he is requesting that the Board consider approving the project.

It was determined that the Planning Department will send the minutes from the last few meetings this project was discussed (July and August 2014) for the Board’s review, and the project will be placed on the Board’s February 4, 2015 meeting agenda for consideration.

Mr. Bellissimo made a motion, seconded by Mr. Reszka, to table this project. Carried.

Engineering Department comments have been filed with the Planning Department.

Glenn Wetzl Rezoning – McKinley Parkway and Route 391

Attorney Sean Hopkins, representing the applicant, stated that the updated plan has been revised as follows:

- The entrance to the development has been moved to Boston State Road, and the benefit of this change is that there would be no publicly accessible roadway connection on either McKinley Parkway or Newton Road.
- The three (3) remaining frontage lots on Newton Road have been eliminated, so there are no frontage lots on either Newton Road or McKinley Parkway.
- A 75' permanent open space buffer is proposed along McKinley Parkway, and a 65' permanent open space buffer is proposed along Newton Road. This property would remain zoned R-A to provide an additional level of protection to insure that land will never be developed.
- The density of the property is 45 lots, which is 1.54 lots per acre.
- A series of street trees has been added in various locations throughout the site.

Attorney Hopkins stated that the properties on the west side of McKinley Parkway are primarily zoned R-1. He noted that if this vacant site was zoned R-1, a developer could propose a layout of almost 90 lots.

Regarding the existing flooding problems experienced by Mr. and Mrs. Johnson (Boston State Road), Chris Wood, engineer for the project, stated that the applicant would be willing to investigate the possibility of diverting some of the water that flows from north to south along this property's east property line into the development's storm water management area. He further stated that the development's outlet control structure could hold that water back somewhat. He stated that he would be willing to meet with the Johnsons once he has more specific information.

Mr. Wood stated that it is also a possibility that the storm water management area that would handle the water that enters the site from the west side of McKinley Parkway could divert a portion of that water and hold it back to help alleviate some of the existing flooding problems experienced by the homes downstream.

Attorney Hopkins stated that the current proposed layout would provide nearly 17 acres of permanent open space, which is 43% more open space than the Town's Cluster law recommends.

Mr. Schawel made a motion, seconded by Mr. Bellissimo, to recommend that the Town Board initiate the SEQRA Coordinated Review process. As there were six (6) ayes and one (1) nay (Mr. McCabe), the motion carried.

Engineering Department comments have been filed with the Planning Department.

OTHER BUSINESS

Mr. Bellissimo made a motion, seconded by Mr. Schawel, to approve the minutes of December 17, 2014. Carried.

Mr. Schawel made a motion, seconded by Mr. Bellissimo, to adjourn the meeting. The meeting was adjourned at 7:40 P.M.

Respectfully submitted,
Stephen J. McCabe, Secretary
Planning Board

Date: January 15, 2015