

Town of Hamburg
Planning Board Meeting
November 20, 2013
Minutes

The Town of Hamburg Planning Board met for a Regular Meeting at 7:00 P.M. on Wednesday, November 20, 2013 in Room 7B of Hamburg Town Hall, 6100 South Park Avenue. Those attending included Chairman Peter Reszka, Stephen McCabe, Doug Schawel, Dan O'Connell, Sasha Yerkovich, David Bellissimo and August Geraci.

Others in attendance included Sarah desJardins, Planning Consultant, and Richard Lardo, Assistant Municipal Engineer.

REGULAR MEETING

Eddy & Lewin Homes (Carnegie Subdivision)

Mr. McCabe read the following notice of public hearing:

"Notice is hereby given that the Town of Hamburg Planning Board will hold a Public Hearing on a proposed 29-lot subdivision to be known as the Carnegie Subdivision and located south of Sowles Road and west of Harvard Street and Yale Avenue. The public hearing will be held on November 20, 2013 in Room 7B of Hamburg Town Hall at 7:00 P.M."

Andy Gow from Nussbaumer & Clarke, representing the applicant, stated that a 29-lot subdivision is proposed on a ten-acre parcel that is zoned R-2. He noted that the applicant intends on utilizing the existing sanitary sewers on the site. He further stated that access to this subdivision would be from Sowles Road and Bradford Street.

Mr. Schawel noted that there is quite a bit of traffic on Sowles Road already, and getting out of the subdivision may be difficult.

Chairman Reszka declared the public hearing open. The following people spoke:

- Pam Hauser, 3683 Sowles Road, stated that her lot will become a corner lot when the subdivision is constructed, and she asked if a buffer will be provided along her new side lot line. She stated that she also has concerns about traffic and drainage.

Mr. Gow stated that all of the drainage on this site generally flows from south to north, in the direction of Ms. Hauser's property. He noted that drainage systems would be installed within the new subdivision roads and in the back-yards of the new homes, so any drainage flowing towards Ms. Hauser's property would be picked up and discharged to a drainage system in the direction of West Herr. He further stated that as many trees as possible will be saved.

In response to a question from Mrs. Yerkovich, Mr. Gow agreed to consider planting some trees along Ms. Hauser's side lot line.

Chairman Reszka declared the public hearing closed.

Mrs. desJardins stated that at the Board's December 4, 2013 meeting, it will go through Part 2 of the Long Environmental Assessment Form (EAF) that has been provided by the applicant.

Mr. Bellissimo made a motion, seconded by Mr. O'Connell, to table this project. Carried.

Care-A-Lot Daycare Center (5479 Lakeshore Road)

Mrs. desJardins stated that the applicant has prepared a Site Plan based on the input previously received from the Planning Board. She noted that a one-way driveway out to Juno Drive is proposed, as suggested by the Traffic Safety Advisory Board (TSAB). She further stated that additional parking spaces are proposed, four (4) of which would require a variance from the Zoning Board of Appeals because they are located too close to Route 5.

Mrs. desJardins stated that the Planning Department received a petition from several Juno Drive residents stating that they are opposed to a new driveway for the daycare center that would exit onto Juno Drive because of its proximity to the Route 5/Juno Drive intersection.

In response to a question from Mr. O'Connell, Patricia Depan, applicant, stated that the average number of children that would be at the daycare center at any given time would be approximately 30 – 35. She further stated that the center would be open from 6:00 AM until 6:00 PM.

Mr. Bill Swiercz, 5568 Juno Drive, asked why the new driveway is proposed. Mr. O'Connell explained that the TSAB originally asked for the new driveway. Mr. Swiercz stated that it will create a dangerous situation with cars entering Juno Drive from Route 5.

Mrs. Yerkovich asked Ms. Depan if she needs the new driveway. Ms. Depan responded that it would be convenient, although it would also be quite expensive. She further responded that it is shown on the Site Plan because it is what she was asked to do by the TSAB.

Joanne Kohler, adjacent resident on Juno Drive, stated that the Route 5/Juno Drive intersection is located at the spot on Route 5 where the speed limit goes from 40 mph to 55 mph. She further stated that the intersection is already dangerous because there are trees there that block drivers' views.

Mrs. Yerkovich made a motion, seconded by Mr. O'Connell, to schedule a public hearing for this project to be held on December 4, 2013. Carried.

Mr. Bellissimo made a motion, seconded by Mr. O'Connell, to table this project. Carried.

OTHER BUSINESS

Mrs. desJardins stated that the Board will discuss the proposed markers to be located on the perimeter of the landfill area in the Willow Woods Subdivision at its next meeting.

Mrs. Yerkovich made a motion, seconded by Mr. McCabe, to approve the minutes of November 6, 2013. As the vote on the motion was six (6) in favor with one (1) abstention (Mr. Bellissimo), the motion carried.

Mr. Bellissimo made a motion, seconded by Mr. Schawel, to adjourn the meeting. The meeting was adjourned at 7:25 P.M.

Respectfully submitted,
Stephen J. McCabe, Secretary
Planning Board

Date: November 25, 2013

