

Town of Hamburg  
Planning Board Meeting  
December 7, 2016  
Minutes

The Town of Hamburg Planning Board met for a Regular Meeting at 7:00 P.M. on Wednesday, December 7, 2016 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 and Al Monaco.

Others in attendance included Town Planner Andrew Reilly, Principal Engineer Rick Lardo and Attorney Ryan McCann.

Excused: Dennis Chapman

**REGULAR MEETING**

**Public Hearing - 7:00 P.M., ARR Holdings, LLC – Requesting Preliminary Approval of a five-lot subdivision to be located on the south side of Brierwood Lane**

It was determined that the applicant asked that this project be tabled.

Engineering Department comments have been filed with the Planning Department.

**Public Hearing – 7:00 P.M., Bucky Larusch – Requesting Preliminary Plat Approval of a two-lot subdivision to be located at 1699 Lakeview Road**

In response to a question from Chairman O’Connell, Nicole Rausch (applicant’s daughter) stated that once conditional approval is granted by the Planning Board, her attorney will finalize the easement agreement for the shared access of the driveway and utilities.

It was determined that Chairman O’Connell will not sign the Preliminary Plat until Attorney McCann has reviewed and approved the easement agreement.

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

“In accordance with the New York State SEQR Law, the Town of Hamburg Planning Board has reviewed the two-lot subdivision proposed by Buck Larusch to be located at 1699 Lakeview Road. Based on the Preliminary Plat , review of the submitted materials and input from other departments, the Planning Board has determined that the proposed subdivision is not anticipated to result in any significant adverse environmental impact and that a Negative Declaration is hereby issued.”

Carried.

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

“The Hamburg Planning Board hereby grants Preliminary Plat Approval for the Buck Larusch Two-Lot Subdivision with the following conditions:

- a. Approval is contingent upon the Engineering Department comment letter memo dated December 7, 2016.
- b. The installation of sidewalks is waived.
- c. The filing of a Map Cover is waived.
- d. An easement for the shared use and maintenance of the driveway and utilities shall be reviewed and approved by the Planning Board attorney and filed at the Erie County Clerk’s office before a Building Permit is issued for the new home.
- e. Recreation fees in lieu of land will be required.”

Carried.

Engineering Department comments have been filed with the Planning Department.

**Villages at Mission Hills – Requesting Preliminary Approval of a 63-lot subdivision on the east side of Camp Road**

It was determined that the applicant asked that this project be tabled.

Engineering Department comments have been filed with the Planning Department.

**Quality Quick Signs – Requesting Planning Board approval of a new subdivision identification sign for Willow Ridge Subdivision (Taylor Road)**

Attorney McCann stated that the applicant has provided a restrictive covenant granting the Town of Hamburg the power to assess the property owners of the Willow Ridge Subdivision for any maintenance costs incurred if the Homeowners’ Association does not maintain the sign in good repair. He noted that the restrictive covenant has been signed but has not been recorded at the Erie County Clerk’s office yet.

Mr. Clark made the following motion, seconded by Mr. Geraci:

“The Hamburg Planning Board hereby approves Quality Quick Sign’s subdivision identification sign in accordance with Section 280-239 F of the Hamburg Town Zoning Code. The applicant has provided a restrictive covenant granting the Town of Hamburg the power to assess the property owners of the Willow Ridge Subdivision for any maintenance costs incurred if the Homeowners’ Association does not maintain the sign in good repair. The sign is approved with the following condition:

- The restrictive covenant shall be filed with the Erie County Clerk.

Carried.

**OTHER BUSINESS**

Chairman O'Connell made a motion, seconded by Mr. Schawel, to approve the minutes of November 16, 2016. Carried.

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

Respectfully submitted,

Doug Schawel, Secretary

Planning Board

Date: December 8, 2016