

Town of Hamburg
Planning Board Meeting
February 15, 2017
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, February 15, 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, Robert Mahoney, Dennis Chapman and Al Monaco.

Others in attendance included Town Planner Andrew Reilly, Assistant Municipal Engineer Rick Lardo and Attorney Mark Walling

Excused: Augie Geraci

WORK SESSION

Goddard Development Partners – Requesting Sketch Plan Direction on a proposal to construct a 6,800 sq.ft. Mavis Discount Tire building and a 12,400 sq.ft. retail building at 5363 Southwestern Boulevard

Mr. Brian Burri from Bergmann Associates, representing the applicant, stated that the project site is located across from the Walmart plaza on Southwestern Boulevard. He stated that there are two (2) existing curb cuts associated with the site, and the applicant would like to only use one (1). He noted that Mavis Discount Tire would occupy the 6,800 sq.ft. building, and there would be no outside storage.

Mr. Burri stated that the applicant envisions a future retail building on the site.

Mr. Reilly stated that the future retail building must be removed from the drawing, shown as future (indicated by a dotted line) or shown as proposed now and designed as such.

Mr. Burri asked if the applicant could build the pad for the future building, and then the parking. Mr. Reilly replied that this is possible as long as the engineering is done now for the future building.

Mr. Burri stated that a conceptual plan has been sent to the New York State Department of Transportation for its input.

Mr. Reilly stated that the biggest concern is the adjacent resident on Abel Road.

Mr. Burri stated that the perimeter of the site is wooded, but some grading will be necessary and the applicant will replace the trees that have to come down.

In response to a question from Mr. Reilly, Mr. Burri stated that he will look at reducing the size of the retail building in order to reduce the impacts to the adjacent residential property.

Chairman O'Connell noted that the adjacent home on Abel Road is noticeably higher than the applicant's property.

Mr. Reilly stated that the adjacent residential property, although zoned C-2, should be treated as though it were zoned residentially.

Mr. Reilly noted that this project would require a Special Use Permit in addition to Site Plan Approval because of the auto repair use.

Board members discussed what the Mavis Discount Tire building would look like. Mr. Reilly suggested adding some features to the building to try and meet the intent of the architectural standards in the Town Code.

Chairman O'Connell stated that he would like the buildings to match the architecture of the Walmart building across the street.

It was determined that the Planning Board will want to review the proposed monument sign for the site.

Engineering Department comments have been filed with the Planning Department.

REGULAR MEETING

Chairman O'Connell introduced attorney Mark Walling as the Planning Board's new attorney.

Public Hearing – 7:00 P.M., BFG Manufacturing (3949 Jeffrey Boulevard) – Requesting Site Plan Approval of a 25,000 sq.ft. addition to the existing building

Mark Tiedemann, architect, representing the applicant, stated that the proposal is a 25,000 sq.ft. building expansion to the rear. He stated that he met with Kurt Allen, who is now comfortable with the occupancy classification and the chemical process that BFG has as it relates to the new New York State Building Code.

Mr. Tiedemann stated that a letter was sent to the Planning Department to define the use of the building.

In response to a question from Mr. Mahoney, Mr. Tiedemann stated that the proposal is to disturb approximately .8 acres of the site, and therefore no SWPP (Storm Water Pollution Prevention) will be required.

Mr. Schawel read the following notice of public hearing:

“Notice is hereby given that the Town of Hamburg Planning Board will hold a public hearing on February 15, 2017 in Room 7B of Hamburg Town Hall at 7:00 P.M. regarding a request for a 25,000 sq.ft. addition to the existing building proposed by BFG Manufacturing at 3949 Jeffrey Boulevard.”

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. Schawel, to authorize the Planning Department to prepare resolutions for this project for the Board's March 1, 2017 meeting. Carried.

Engineering Department comments have been filed with the Planning Department.

Peter Liberatore – Requesting Site Plan Approval of a proposal to demolish the existing home located at 5683 South Park Avenue and construct a ten-unit apartment building

Attorney Sean Hopkins, representing the applicant, stated that the proposal is to construct a single ten-unit building on this site. He stated that a rear yard setback variance was obtained by the applicant from the Zoning Board of Appeals on February 7, 2017 as a result of the applicant attempting to design the project with no new curb cuts on either Knoll Drive or South Park Avenue.

Attorney Hopkins stated that the variance was obtained subject to the following conditions:

1. No new curb cuts onto Knoll Drive or South Park Avenue will be allowed.
2. The existing mature trees along both Knoll Drive and South Park Avenue will be preserved.

Attorney Hopkins noted that an internal driveway connection to the adjacent roadway accessing the Park Square apartment development is proposed. He stated that the Liberatore family owns the Park Square apartment development and recently sold the Lincoln Square apartment development, which is just west of this site.

Attorney Hopkins stated that the closest building to this new structure would be approximately 180 feet away.

Attorney Hopkins stated that the existing house on the site is currently being rented, and the lease does not expire until the end of spring 2018, and the obtained variance was granted for a period of 18 months.

In response to a question from Mr. Reilly, Attorney Hopkins stated that he will check with the applicant to see if a ground sign is planned.

Mr. Reilly stated that the trees to be preserved along Knoll Drive and South Park Avenue must be noted as such on the Site Plan. He further noted that the parking lot that faces South Park Avenue must be screened because of the residences across the street. He stated that 5% of the parking area must be landscaped and discussed possible locations for that landscaping.

Attorney Hopkins stated that the applicant needs an access easement for the driveway to the Park Square apartment development roadway.

It was determined that there are no sidewalks in the area.

Board members agreed that the appearance of the side of the proposed building that would face South Park Avenue should be improved.

Mr. Clark made a motion, seconded by Mr. Chapman, to authorize the Planning Department to prepare resolutions for the Board's March 1, 2017 meeting. Carried.

OTHER BUSINESS

Mr. Schawel made a motion, seconded by Mr. Monaco, to approve the minutes of February 1, 2017. Carried.

Mr. Schawel made a motion, seconded by Mr. Chapman, to adjourn the meeting. The meeting was adjourned at 8:00 P.M.

Respectfully submitted,
Doug Schawel, Secretary
Planning Board

Date: February 22, 2017