

Town of Hamburg  
Planning Board Meeting  
February 4, 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, February 4, 2015 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, William Clark and Joseph Collins.

Others in attendance included Planning Board Attorney Ryan McCann, Assistant Municipal Engineer Rick Lardo and Town Planner Sarah desJardins.

### **WORK SESSION**

#### **Attorney Robert Moeller – Requesting Preliminary Approval of a two-lot subdivision to be located on the north and south side of Lakeshore Road (west of 5946 Lakeshore Road)**

Mrs. desJardins stated that the applicant's client's property was divided by Lakeshore Road years ago, and he would like to sell the portion of the property located on the northern side of the road. She noted that the entire parcel (both sides of the road) has the same SBL number, so the northern portion cannot be sold until the property is split and each side of the road has a separate SBL number.

Mr. Bellissimo made a motion, seconded by Mr. Schawel, to schedule a public hearing to be held on February 18, 2015.

Carried.

Engineering Department comments have been filed with the Planning Department.

#### **Colley's Pools & Spas - Requesting Sketch Plan Direction on a proposed new building at 4953 Camp Road**

Chris Wood from Carmina Wood Morris, representing the applicant, stated that the front showroom was damaged by the November 2014 snow storm, and the majority of the building was demolished. He noted that the office portion of the building was still structurally stable, so the plan is to renovate it into the temporary showroom. He stated that the existing pole barn in the rear of the site was not damaged, and the plan is to construct a new 12,000 sq.ft. pole-barn type warehouse for storage adjacent to the existing pole barn.

In response to a question from Mrs. desJardins, Mr. Wood stated that he will return to the Planning Board with a better idea of the long-term plans for the property, including a new showroom to replace the temporary space. He further explained that the existing concrete pad where the demolished building was will be left because it is a solid surface, as opposed to ripping it up and leaving it as dirt.

In response to a question from Mrs. desJardins, Mr. Wood stated that employees will access the new pole barn using the existing driveway to the rear of the property. He further stated that the area in the rear of the property where millings exist now will continue to be used for the storage of stone, pool building materials, etc.

In response to a question from Chairman O'Connell, Mr. Wood stated that at this time the only thing the applicant is asking for approval of is the new pole barn.

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

Engineering Department comments have been filed with the Planning Department.

## **REGULAR MEETING**

### **Sharma Development, Phase 1 – Pleasant Avenue**

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

**“Whereas**, the Hamburg Planning Board received a site plan application for Phase I of a medical complex proposed on the property located at 2836 Pleasant Avenue near Southwestern Boulevard; and

**Whereas**, on May 1, 2013 the Hamburg Planning Board held the required public hearing and received comments from the public; and

**Whereas**, The Hamburg Planning Board has reviewed the project and 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 a Negative Declaration was issued by the Planning Board on January 21, 2015; and

**Whereas**, Phase I consists of 28,045 square feet of new medical office buildings and associated infrastructure, as well as the existing 4,450 square feet of medical office space.

**Now, Therefore, Be It Resolved** that the Hamburg Planning Board hereby grants Conditional Site Plan Approval for Phase I of the Sharma Medical Office Park to be located on the northwest corner of Southwestern Boulevard and Pleasant Avenue. Approval is granted with the following conditions:

1. Approval is contingent upon the Engineering Department comment letter dated February 4, 2015.
2. The installation of sidewalks shall not be required, as there are no sidewalks on the contiguous properties.
3. Future Phases of this project will require Planning Board review and approval.
4. Although not part of Phase I, the applicant will complete the actions required by the New York State Department of Transportation associated with the existing curb cut on Southwestern Boulevard (removal of access and drainage improvements).”

Carried.

Engineering Department comments have been filed with the Planning Department.

### **J & M Homes Subdivision – Burke Road**

Mr. Bellissimo made the following approval motion, seconded by Mr. Collins:

**“Whereas**, the Town of Hamburg has received a subdivision application from J & M Homes to subdivide the property located at 6650 Burke Road into six (6) single-family home lots ; and

**Whereas**, The Hamburg Planning Board has reviewed the project and 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 a Negative Declaration was issued by the Planning Board on July 2, 2014; and

**Whereas**, the Hamburg Planning Board held three public hearings on this project on February 19, 2014, June 4, 2014 and July 2, 2014 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 comment letter dated February 4, 2015.
2. The Planning Board has determined that recreation fees in lieu of land will be required.
3. The Lakeview Overlay District requirement that the bulk requirements be increased by 50% shall be waived. The Planning Board acknowledges that the intent and purpose of the District will not be diminished.
4. A Conservation Easement in the name of the Town of Hamburg shall be created incorporating the 1.2 +/- acres behind Lots 3, 4, 5 and 6. This easement shall be reviewed and approved by the Town Attorney's office, recorded at the Erie County Clerk's office, and a recorded copy of the Declaration of Restrictions shall be provided to the Town Clerk's office and the Town Attorney's office.
5. The filing of the Map Cover shall be required."

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 January 21, 2014. As there were five (5) ayes and one (1) abstention (Mr. Clark), the motion passed.

Mr. Bellissimo made a motion, seconded by Mr. Schawel, to adjourn the meeting. The meeting was adjourned at 7:36 P.M.

Respectfully submitted,  
Stephen J. McCabe, Secretary  
Planning Board

Date: February 11, 2015