

Town of Hamburg
Planning Board Meeting
April 1, 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, April 1, 2015 in Room 7B of Hamburg Town Hall, 6100 South Park Avenue. Those attending included Vice-Chairman 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.

Excused: Chairman Daniel O'Connell

WORK SESSION

St. Francis High School (4129 Lake Shore Road)

Tom Kujawa from Schneider Design, representing the applicant, stated that this project involves improving the drainage system that runs under the existing track and field, replacing the existing track and field with artificial turf, constructing a new field house and replacing and enlarging the existing gravel parking lot with asphalt.

Karen Trapp from Schneider Design stated that the entrance to the parking lot will remain, a one-way traffic loop will be utilized, and parking for visiting busses will be provided.

Mr. Kujawa stated that the second floor of the new field house will be used for catered banquets. He noted that no food will be prepared on site.

In response to a question from Mr. McCabe, Mr. Kujawa stated that the existing bleachers will remain.

In response to a question from Mr. Schawel, Mr. Kujawa stated that the new fencing will have a main gate at the end of the existing cross walk. He further stated that the object will be to have people get to the track and field by way of the new field house.

Mr. Clark made a motion, seconded by Mr. Collins, to schedule a public hearing to be held on April 15, 2015. Carried.

Engineering Department comments have been filed with the Planning Department.

REGULAR MEETING

Wegman's Food Market, Inc. (3740 McKinley Parkway)

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 Wegman's Food Markets, Inc. to construct a parking lot expansion at 3740 McKinley Parkway. The Public Hearing will be held on April 1, 2015 at 7:00 p.m. in Room 7B of Hamburg Town Hall."

Martin Herrmann, representing Wegman's, stated that the applicant is proposing to construct a new parking area on adjacent property owned by Niagara Mohawk and enlarge slightly the existing patio seating area on the east side of the building. He noted that Wegman's has been experiencing parking

problems during busy times, and complaints have been received. He further stated that Niagara Mohawk has agreed to allow Wegman's to construct and maintain the new parking area on this property through a lease agreement.

Mr. Herrmann stated that the new parking area would add approximately 90 new parking spaces.

Mr. Herrmann agreed to add an additional speed hump in the drive area west of the building and the main parking area.

Mr. Herrmann stated that the applicant is proposing to add 260 sq.ft. to the existing patio seating area on the east side of the building, which would result in an additional 15 to 20 seats.

Vice-Chairman Bellissimo declared the public hearing open. No one spoke.

Vice-Chairman Bellissimo declared the public hearing closed.

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

"In accordance with the New York State SEQR Law, the Town of Hamburg Planning Board has reviewed the Wegman's parking lot expansion project proposed for 3740 McKinley Parkway and the associated materials submitted with the site plan application, including a short form EAF. The Planning Board has concluded that the project's environmental impacts have been avoided or mitigated to the maximum extent practicable."

Carried.

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

"Based on the review of the Wegman's parking lot expansion project proposed for 3740 McKinley Parkway, and having completed the SEQR process, the Hamburg Planning Board hereby grants Conditional Site Plan Approval with the following conditions:.

1. Approval is contingent upon the Engineering Department comment letter dated April 1, 2015.
2. The site landscaping shall be reviewed and approved by the Planning Department.
3. A speed hump between the entrance of the new parking lot and the TJ Maxx parking lot will be added."

Carried.

Engineering Department comments have been filed with the Planning Department.

Up State Tower Co., LLC (1957 Lakeview Road)

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

"In accordance with the New York State SEQR Law, the Town of Hamburg Planning Board has reviewed the Up State Tower proposal to erect a telecommunications facility on property located at 1957 Lakeview Road and the associated materials submitted with the site plan application, including a short form EAF. The Planning Board has concluded that the project's environmental impacts have been avoided or mitigated to the maximum extent practicable.

Therefore, the Planning Board has determined that the Up State Tower proposal to erect a telecommunications facility on property located at 1957 Lakeview Road is not anticipated to result in any significant adverse environmental impact and that a Negative Declaration is hereby issued and in doing so authorizes the Chairman to sign the EAF."

Carried.

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

“Whereas, the Planning Board has reviewed the Up State Tower proposal to erect a telecommunications facility on property located at 1957 Lakeview Road and has issued a Negative Declaration; and

Whereas, during the review process, the applicant has agreed to discuss co-locating municipal equipment on the tower.

Now, Therefore, Be It Resolved that the Hamburg Planning Board hereby grants Conditional Site Plan Approval with the following conditions:

1. Approval is contingent upon the Engineering Department comment letter dated April 1, 2015.
2. The tower will be removed if it is not in use.”

Carried.

Engineering Department comments have been filed with the Planning Department.

Up State Tower (3985 Lakeshore Road)

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

“In accordance with the New York State SEQR Law, the Town of Hamburg Planning Board has reviewed the Up State Tower proposal to erect a telecommunications facility on property located at 3985 Lakeshore Road and the associated materials submitted with the site plan application, including a short form EAF. The Planning Board has concluded that the project’s environmental impacts have been avoided or mitigated to the maximum extent practicable.

Therefore, the Planning Board has determined that the Up State Tower proposal to erect a telecommunications facility on property located at 3985 Lakeshore Road is not anticipated to result in any significant adverse environmental impact and that a Negative Declaration is hereby issued and in doing so authorizes the Chairman to sign the EAF.”

Carried.

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

Whereas, the Planning Board has reviewed the Upstate Tower proposal to erect a telecommunications facility on property located at 3985 Lakeshore Road and has issued a Negative Declaration; and

Whereas, during the review process, the applicant has agreed to discuss co-locating municipal equipment on the tower.

Now, Therefore, Be It Resolved that the Hamburg Planning Board hereby grants Conditional Site Plan Approval with the following conditions:.

1. Approval is contingent upon the Engineering Department comment letter dated April 1, 2015.
2. The tower will be removed if it is not in use.

Engineering Department comments have been filed with the Planning Department.

Hanania Family Partnership (4819 Southwestern Boulevard)

Attorney Peter Sorgi, representing the applicant, stated that the applicant requests that the Planning Board advise the Town Board to initiate the SEQR Coordinated Review at this time.

In response to a question from Mr. McCabe, Mrs. desJardins stated that the Planning Board received the Long Environmental Assessment Form (EAF) very recently.

Attorney Sorgi stated that Wetlands Delineation and a Traffic Impact Study will be performed on this property.

Mrs. desJardins stated that once the SEQR Coordinated Review is initiated and comments are received from the Involved Agencies, the project will return to the Planning Board for further review.

Mr. McCabe stated that he would prefer to go through the EAF before making a recommendation to the Town Board. Mrs. desJardins stated that the recommendation from the Planning Board at this time would only be that the Town Board send the environmental information about this rezoning and proposed project to Involved Agencies for comments.

Mr. McCabe stated that he would prefer that the Planning Board review the EAF at its next meeting to establish Board members' understanding of the proposal and answer any questions members might have.

Mr. Geraci and Mr. Collins stated that they agree with Mr. McCabe.

It was determined that the Board prefers to review the EAF at its next meeting before issuing a recommendation to the Town Board.

Mr. McCabe stated that Board members should have information before initiating this process.

Board members indicated that they are concerned that any recommendation to the Town Board would imply a positive feeling towards a project they do not have all of the information on at this point.

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

OTHER BUSINESS

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: April 12, 2015