

Town of Hamburg
Planning Board Meeting
April 15, 2015
Minutes

The Town of Hamburg Planning Board met for a Regular Meeting at 7:00 P.M. on Wednesday, April 15, 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, Joseph Collins and William Clark.

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

REGULAR MEETING

Public Hearing – St. Francis High School (St. Francis Drive & Big Tree Road)

Tom Kujawa and Karyn Trapp from Schneider Design Architects appeared on behalf of the applicant.

Mr. Kujawa stated that the proposed project involves the replacement of the existing track and field, the construction of a new field house and the paving of the existing gravel parking lot. He described what will be included in the new field house and noted that there will be a small banquet facility on the second floor.

Mr. Kujawa stated that the field house will serve to funnel all pedestrian traffic to the track and field, which will improve the existing scenario where people access the track and field haphazardly. He also noted that the existing parking lot is gravel, stone and railroad ties, all of which will be replaced by a paved parking lot. He stated that there will be a slight increase in the number of parking spaces provided, and landscaped islands are proposed around the perimeter of the new parking lot, as well as along St. Francis Drive.

In response to a question from Mr. Bellissimo, Mr. Kujawa stated that no dumpster is proposed because the plan is to use the existing facilities at the school for garbage storage and removal.

In response to a question from Mr. Reilly, Ms. Trapp stated that the field house would be 4,600 sq.ft. in area on the first floor and a bit smaller on the second floor.

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 St. Francis High School to construct a new field house, remove and replace the existing track and replace the existing gravel parking area with new asphalt. The Public Hearing will be held on April 15, 2015 at 7:00 p.m. in Room 7B of Hamburg Town Hall.”

Chairman O'Connell declared the public hearing open. No one spoke.

Chairman O'Connell declared the public hearing closed.

Mr. Reilly reviewed Part Two of the submitted Environmental Assessment Form for this project.

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

“Whereas, the Town of Hamburg received a Site Plan application from St. Francis High School to construct a new field house, remove and replace the existing track, and replace the existing gravel parking area with new asphalt; and

Whereas, the Planning Board has reviewed the project and the Environmental Assessment Form (EAF) in accordance with 6NYCRR Part 617 (SEQRA) and has determined that the project will not result in any adverse environmental impacts.

Now, Therefore, Be It Resolved, that the Town of Hamburg Planning Board hereby issues a Negative Declaration, and the Planning Board Chairman is authorized to sign the EAF.”

Carried.

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

“Whereas, the Town of Hamburg received a Site Plan application from St. Francis High School to construct a new field house, remove and replace the existing track, and replace the existing gravel parking area with new asphalt; and

Whereas, the Planning Board has reviewed the Site Plan and the required materials, received comments from various Town departments and held the required public hearing on April 15, 2015; and

Whereas, the Planning Board has determined that the project will not result in any significant negative effect on the environment and has issued a Negative Declaration.

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 15, 2015.
2. Landscaping shall be reviewed and approved by the Hamburg Planning Department.”

Carried.

Engineering Department comments have been filed with the Planning Department.

Hanania Family Partnership (portion of 4819 Southwestern Boulevard)

Mrs. desJardins stated that Attorney Sean Hopkins, who represents the applicant, was not able to attend the meeting. She stated that he indicated to her that he is requesting that the Planning Board recommend that the Town Board initiate the SEQR review process.

Mr. Reilly stated that recommending that the Town Board initiate the SEQR review process does not mean that the Planning Board is in any way recommending one way or the other on the rezoning itself.

Mr. Reilly stated that the applicant has indicated that a Traffic Impact Study will be performed and submitted to the Planning Board for review.

In response to a question from Mr. Geraci, Mr. Reilly stated that this property is quite a long distance from the homes on Sowles Road, although there is one (1) home that sits way back from Sowles Road that potentially would be impacted by the construction of the proposed apartments.

Mr. Bellissimo made a motion, seconded by Mr. Geraci, to recommend that the Town Board begin the SEQR Coordinated Review process. Carried.

Popeye's Restaurant (McKinley Parkway)

Stephen Louise, representing the applicant, stated that since the last time the Board reviewed this sketch, the applicant has tried to address the concerns expressed by the Board. He stated that a sounding survey was completed to identify the location of all of the utilities within the parking lot where the building is proposed to determine if the location of the building would have to be moved. He noted that the survey revealed that the sanitary sewer line runs underneath the area where the building was originally proposed, so the building location has been moved to the north.

Mr. Louise stated that by moving the building to the north, this has also addressed the Board's concern about the stacking. He noted that the current sketch shows stacking for 13 vehicles.

Mr. Louise stated that the average typical lunch rush for existing Popeye's restaurants is approximately 30 vehicles going through the drive-thru, and the average typical dinner rush is approximately 50 vehicles. He further stated that from the time someone orders from the menu board to the time he/she picks up the food at the window is 180 seconds or less.

Mr. Louise stated that there is nothing the applicant can do to avoid locating the handicapped parking spaces across the parking lot from the building. He further stated that a walkway is proposed across the parking lot, along with signage stating "yield to pedestrian traffic."

Mr. Louise stated that a walkway is proposed from the Popeye's area across the existing access aisle to the existing main parking lot for the plaza. He noted that the walkway would be flanked by stop signs and potentially a speed bump.

Mr. Bellissimo stated that he is concerned about the safety and viability of the walkway in the winter time. Mr. Louise responded that the walkway will have to remain cleared of snow at all times in the winter.

Chairman O'Connell stated that if this project is approved, the landlord of this property will have to be responsible for keeping the walkway clear of snow in the winter.

It was determined that the applicant will proceed to the Site Plan review phase. Mr. Louise stated that he will inform Mrs. desJardins when he is ready to return to the Planning Board.

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

Engineering Department comments have been filed with the Planning Department.

DATO Development – 75 lot subdivision

Andy Gow with Nussbaumer & Clarke, representing the applicant, stated that this is the third phase of the Sherwood Development. He noted that the first phase consists of the apartments that were previously approved, the second phase is Logan's Lane (31 single-family homes), and this phase consists of 75 single-family homes on the balance of the Hopevale property, which is zoned R-3. He further stated that the roadway is configured so that it comes off of Howard Road, loops around behind the Randolph School property and reconnects with Logan's Lane.

Mr. Gow stated that his firm is in the process of looking at the topography, utilities, storm water, drainage, etc. on the site. He further stated that an updated Traffic Impact Study has been prepared and submitted to the Planning Department.

Mr. Gow stated that when the second phase of the development is built (Logan's Lane), Randolph School will utilize Logan's Lane to access its property.

David Burke, applicant, stated that he and Mr. Gow have been working very closely with the Randolph School and its engineers.

In response to a question from Mr. Geraci, Mr. Gow stated that all of the ancillary buildings associated with Hopevale will be demolished, and the existing utilities on the site will be either abandoned in place or removed.

In response to a question from Mr. Bellissimo, Mr. Gow stated that the existing cell tower on the property will remain. Mr. Burke added that there are 16 or 18 years left on the cell tower's lease.

In response to a question from Mr. Reilly, Mr. Gow stated that a sewer study has been prepared regarding sewer capacity. He further stated that in all probability, a sanitary sewer pump station will be required in order to direct all additional flows via a forced main to Southwestern Boulevard.

Mr. Reilly stated that because there are two (2) projects proposed in this general area of the Town (the DATO Development subdivision and the Hanania Family Partnership rezoning on Howard Road), the Traffic Impact Study for this project should include information about the other proposed project in this area. He further stated that the Traffic Impact Study for the project on Howard Road will have to include traffic information for the DATO Development project. He advised Mr. Gow that the DATO Development Traffic Impact Study can be done independently of the Howard Road project information, but Mr. Gow must supply the Planning Board with supplemental information about the projected traffic generated from the Howard Road rezoning project.

Mr. Reilly stated that when the SEQR Coordinated Review information is forwarded to the New York State Department of Transportation (NYSDOT), the NYSDOT will be asked how this project might affect plans to install a traffic signal at the corner of Camp Road and Howard Road.

It was determined that the Traffic Safety Advisory Board will be asked to comment on this project.

Mr. Bellissimo made a motion, seconded by Mr. Schawel, to schedule a public hearing on this project to be held on May 6, 2015. Carried.

It was determined that the Planning Board would like to initiate the SEQR Coordinated Review project.

Engineering Department comments have been filed with the Planning Department.

OTHER BUSINESS

Mr. Bellissimo made a motion, seconded by Mr. Clark, to approve the minutes of March 18, 2015. Carried.

Mr. Bellissimo made a motion, seconded by Mr. Geraci, to approve the minutes of April 1, 2015. As there were six (6) ayes and one (1) abstention (Chairman O'Connell), the motion carried.

Mr. Schawel made a motion, seconded by Mr. Geraci, to adjourn the meeting. The meeting was adjourned at 7:55 P.M.

Respectfully submitted,
Stephen J. McCabe, Secretary
Planning Board

Date: April 24, 2015