

Town of Hamburg
Planning Board Meeting
April 17, 2013
Minutes

The Town of Hamburg Planning Board met for a Regular Meeting at 7:00 P.M. on Wednesday, April 17, 2013 in Room 7B of Hamburg Town Hall, 6100 South Park Avenue. Those attending included Chairman Peter Reszka, Stephen McCabe, David Bellissimo, Doug Schawel, August Geraci, Sasha Yerkovich and Dan O'Connell.

Others in attendance included Sarah desJardins, Planning Consultant, Richard Lardo, Assistant Municipal Engineer and Councilwoman Amy Ziegler.

REGULAR MEETING

SgROI Two-Lot Subdivision

Chairman Reszka stated that the applicant's attorney had asked that the project be tabled, and therefore there would be no discussion of the project.

Engineering Department comments have been filed with the Planning Department.

Joe's Auto Service (3756 Lakeview Road)

Mrs. desJardins stated that the Board previously requested a written statement from the applicant indicating what he does on the property, what he stores on the property and where towed vehicles are stored. She noted that the applicant submitted the statement earlier that day, and each Board member received a copy.

Mrs. desJardins asked the Board to authorize the Planning Department to prepare a resolution for the Board's May 1, 2013 meeting that will include the various uses of the site as described by the applicant in the submitted statement.

Mrs. Yerkovich made a motion, seconded by Mr. Bellissimo, to authorize the Planning Department to prepare approval resolutions for this project for the Board's May 1, 2013 meeting. Carried.

Engineering Department comments have been filed with the Planning Department.

Armor InnTap Room Parking Lot (5365 Abbott Road)

Mrs. desJardins stated that a revised site plan had not been submitted since the Board's last meeting, and she noted that the applicant wanted to discuss some of the Board's requested changes to the plan.

Chairman Reszka stated that at its last meeting the Board requested that the following be shown on a revised site plan:

- A sidewalk running from the existing curb cut on Abbott Road to the proposed new curb cut on Abbott Road.
- A one-way in and one-way out traffic pattern with appropriate signage
- Proposed lighting
- A new fence along the north and east sides of the new parking area
- Determination as to what will be done with the existing fence along the southern side of the new parking area
- Consideration of possibly slanting the new parking spaces

Mrs. desJardins stated that a landscape plan prepared by a Registered Landscape Architect was also required.

Mark Tuffilaro, representing the applicant, stated that the applicant is considering placing a walkway between the existing and new parking areas, rather than a sidewalk along Abbott Road. He stated that the fence along the southern edge of the proposed parking area will be removed and the grassed area will remain. He further stated that the two parking areas will be at the same elevation.

Board members agreed to allow the walkway between the two (2) parking areas instead of a sidewalk along Abbott Road.

Mr. Tuffilaro stated that the applicant is agreeable to installing a new fence along the new parking area's north and east sides.

Mr. Tuffilaro stated that he spoke to the applicant about the one-way in and one-way out requirement for the existing and new parking areas along Abbott Road, and the applicant feels that if that is the case and the parking spaces are slanted, several parking spaces will be lost. He noted that the applicant would like to not have the parking areas one-way in and one-way out and see how things go at first, with the idea that if problems arise, the one-way in and one-way out could be initiated.

Chairman Reszka stated that the problem with Mr. Tuffilaro's suggestion is that there would be two (2) driveways approximately 30 feet apart, and vehicles could be simultaneously turning right out of the existing driveway onto Abbott Road and left out of the new driveway. He noted that "waiting to see how it goes" will not work.

Mr. Tuffilaro stated that he will discuss the parking lot traffic pattern with the applicant.

Mrs. desJardins stated that slanting the parking spaces was simply a suggestion.

Regarding parking lot lighting, Mr. Tuffilaro stated that two (2) existing light poles would be used to illuminate both the existing and new parking areas.

Chairman Reszka asked Mr. Tuffilaro if the applicant has considered moving the new parking area as far to the north as possible in order to increase the distance between the two (2) driveways onto Abbott Road. Mr. Tuffilaro responded that the applicant is attempting to keep the new parking area as far away from the northerly neighbor as possible.

Mr. Bellissimo made a motion, seconded by Mr. Schawel, to table this project. Carried. Engineering Department comments have been filed with the Planning Department.

Willow Woods Subdivision

Mrs. desJardins stated that the Planning Board received a proposal from Mr. Norman K. Wohlabaugh to review the Draft Environmental Impact Statement (DEIS) submitted by Nussbaumer & Clarke. She further stated that the Planning Board should decide whether to accept Mr. Wohlabaugh's proposal so that the review process can begin.

Chairman Reszka stated that Mr. Wohlabaugh's credentials are impressive.

Robert Pidanick from Nussbaumer & Clarke appeared on behalf of the applicant.

Mrs. Yerkovich complimented Mr. Pidanick on the quality of the DEIS.

Mr. McCabe asked Mr. Pidanick to provide to the Board one plat plan that shows the location of the dump site in relation to the proposed development. He stated that the plat plan should also include the ground contours and the overlays that show the site of the disturbed soil. He noted that the Planning Board has never seen such a plan. Mr. Pidanick agreed to provide this plan to the Board.

Mr. McCabe made a motion, seconded by Mrs. Yerkovich, to approve the proposal presented by Norman Wohlabaugh dated April 11, 2013 to provide oversight third party review for the DEIS for the former municipal landfill located off Taylor Road in Hamburg, New York. Carried.

Mr. Bellissimo made a motion, seconded by Mr. O'Connell, to table this project. Carried. Engineering Department comments have been filed with the Planning Department.

OTHER BUSINESS

Mr. Bellissimo made a motion, seconded by Mr. O'Connell, to approve the minutes of April 3, 2013 as amended. Carried.

Mr. Bellissimo made a motion, seconded by Mr. Schawel, to adjourn the meeting. The meeting was adjourned at 7:20 P.M.

Respectfully submitted,

Stephen J. McCabe, Secretary

Planning Board

Date: April 23, 2013