

Town of Hamburg
Planning Board Meeting
May 20, 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, May 20, 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 and William Clark.

Others in attendance included Assistant Municipal Engineer Rick Lardo and Town Planners Andrew Reilly and Sarah desJardins.

Excused: Attorney Ryan McCann and Joseph Collins

WORK SESSION

Hogg's Car Wash - 5783 South Park Avenue

Mrs. DesJardins stated that a wetland delineation was performed on the property to the west of the existing car wash facility that the applicant recently purchased, and the delineation determined that there is no state wetland or 100-foot adjacent area on this property.

It was determined that the applicant is proposing an addition to the existing car wash facility, and it was further determined that a Special Use Permit is required in addition to Site Plan Approval. It was further determined that this site is located in the South Park Overlay District.

Mr. Bellissimo made a motion, seconded by Mr. Clark, to schedule a public hearing to be held on the Special Use Permit on June 3, 2015. Carried.

Mr. Bellissimo made a motion, seconded by Mr. Clark, to schedule a public hearing to be held on Site Plan Approval on June 3, 2015. Carried.

Engineering Department comments have been filed with the Planning Department.

Soltek/Belrix Industries - 3590 Jeffrey Boulevard

Mrs. desJardins stated that the applicant proposes to construct a new warehouse in the rear of the site.

Mr. Reilly stated that this project will have no impact from a visual standpoint because it will be at the rear of the site and will not be seen from the road.

Mr. Lardo stated that no sewer or water is proposed in the warehouse, which will be used for cold storage.

Mr. Bellissimo made a motion, seconded by Mr. Clark, to schedule a public hearing to be held on June 3, 2015. Carried.

Engineering Department comments have been filed with the Planning Department.

Mychajluk Apartments - 4229 Camp Road

Craig Mychajluk, applicant, stated that the proposal would be to construct four (4) three-story apartments, where the garage would be on the first floor and the two (2) living stories would be on top of that. He noted that no basements are proposed.

Mr. Mychajluk stated that the objective would be to locate the garage entrances and parking behind the apartment building to allow for more green space in front.

Mr. Reilly stated that the applicant needs to be careful not to block anyone's view of Lake Erie.

Mrs. desJardins stated that the applicant will need to request a variance from the Zoning Board of Appeals to allow a front yard setback of 32 feet instead of the required 50 feet.

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

REGULAR MEETING

Public Hearing - Matt Gregoire – Requesting Site Plan Approval of a proposed 6,000 sq.ft. warehouse/office building to be located on vacant land, east side of Jeffrey Boulevard

Mr. John Barniak from Carmina Wood Morris, representing the applicant, stated that the parcel is approximately three (3) acres in size, and the development area is less than one (1) acre. He noted that the Engineering Department comments from the Board's previous meeting have been addressed.

In response to a question from Mr. McCabe, Mr. Barniak stated that there will be three (3) exterior wall-mounted lights on the new building that will be downward facing.

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 Matt Gregoire to construct a 6,000 sq.ft. warehouse on vacant land located on the east side of Jeffrey Boulevard. The Public Hearing will be held on May 20, 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. Bellissimo made a motion, seconded by Mr. Clark, to authorize the Planning Department to prepare SEQR and approval resolutions for the Board's June 3, 2015 meeting. Carried.

Engineering Department comments have been filed with the Planning Department.

Public Hearing - Matt Gregoire – Requesting Subdivision Approval of a two-lot subdivision on vacant land, east side of Jeffrey Boulevard

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 two-lot subdivision proposed by Matt Gregoire to be located on the east side of Jeffrey Boulevard. The public hearing will be held on May 20, 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. Bellissimo made a motion, seconded by Mr. Clark, to authorize the Planning Department to prepare SEQR and approval resolutions for the Board’s June 3, 2015 meeting. Carried.

Engineering Department comments have been filed with the Planning Department.

Gail Walter – north and south sides of Heltz Road

Mr. Bellissimo 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 proposed Airway Point Two-Lot Subdivision. Based on the Preliminary Plan, review of the submitted materials and input from other departments, 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 proposed Airway Point Two-Lot Subdivision is not anticipated to result in any significant adverse environmental impact and that a Negative Declaration is hereby issued.” Carried.

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

“The Hamburg Planning Board hereby grants Preliminary Plat Approval for the Airway Point Two-Lot Subdivision based on the submitted Preliminary Plan received by the Planning Department on 10/18/08 with the following conditions:

1. Approval is contingent upon the Engineering Department comment letter memo dated 5/20/15.
2. The installation of sidewalks is waived.
3. The filing of a Map Cover is waived.”

Carried.

Engineering Department comments have been filed with the Planning Department.

OTHER BUSINESS

Mr. Bellissimo made a motion, seconded by Mr. Schawel, to adjourn the meeting. The meeting was adjourned at 7:45 P.M.

Respectfully submitted,
Stephen J. McCabe, Secretary
Planning Board

Date: May 28, 2015