

Town of Hamburg
Planning Board Meeting
June 19, 2013
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, June 19, 2013 in Room 7B of Hamburg Town Hall, 6100 South Park Avenue. Those attending included Chairman Peter Reszka, Stephen McCabe, Doug Schawel, August Geraci and Dan O'Connell.

Others in attendance included Sarah desJardins, Planning Consultant, Richard Lardo, Assistant Municipal Engineer, Councilwoman Amy Ziegler and Attorney Cheryl McFadden-Zak.

Excused: David Bellissimo, Sasha Yerkovich

WORK SESSION

Elizabeth Fadale (2571 Lakeview Road)

Mrs. desJardins stated that the applicant proposes to subdivide this 14.8 acre property so that the existing home and two (2) acres of land is on one (1) lot and the remaining vacant land is on the other lot. She stated that the subdivision meets all zoning requirements.

Mrs. desJardins stated that the property is located in the Lakeview Overlay District and the Board can require that the bulk requirements be increased by 50%, but she noted that the Planning Department does not believe that would be necessary because the two (2) lots would not constitute standard road frontage lots. She noted that the Planning Board would have to waive this requirement.

Board members agreed that the applicant will not be required to increase the bulk requirements for this subdivision.

Mr. McCabe made a motion, seconded by Mr. O'Connell, to schedule a public hearing to be held on July 10, 2013. Carried.

Engineering comments have been filed with the Planning Department.

John Russo (6553 Boston State Road)

John Russo, applicant, stated that he would like to open a craft brewery to be called the Hamburg Brewing Company that would be located in one of his buildings on Boston State Road. He noted that craft brewing is extremely popular in the United States, and he and his son John Russo Jr. have visited several existing craft breweries.

Mr. Russo stated that his intent is to brew and keg the beer on the premises and sell it to bars and restaurants initially. He further stated that the brewery will be open to the public on weekends for tours and beer tastings. He stressed that it would be a beer

tasting facility and not a bar, and he will only be able to serve what he produces.

In response to a question from Mr. McCabe, Mr. Russo stated that he will be able to sell beer that he produces to the public in growlers. He further stated that an existing parking area adjacent to the building would be provided for customers.

Mr. Russo stated that there would be no changes made to the outside of the building in which the craft brewery would be installed. He further stated that the brewery would not change the neighborhood in any way.

In response to a question from Chairman Reszka, Mr. Russo stated that the brewery could serve finger food but not anything that requires utensils.

It was confirmed that the applicant has approximately 20 acres for growing hops.

In response to a question from Attorney McFadden-Zak, Mr. Russo stated that the closest residential structure to the proposed brewery building is approximately 500 feet away.

It was determined that the applicant must provide a letter from all property owners who have buildings within 500 feet indicating that they have no problem with the proposed brewery.

Mr. McCabe made a motion, seconded by Mr. Schawel, to schedule a public hearing to be held on July 10, 2013. Carried.

Engineering comments have been filed with the Planning Department.

REGULAR MEETING

Chairman Reszka announced that both public hearings scheduled for June 19, 2013 had been cancelled because both proposals had changed significantly.

Patricia DiChristopher (north side of North Creek Road, west of Burke Road)

Mrs. desJardins stated that the applicant recently changed the layout of the proposed subdivision. She noted that the lot being split off of the large parcel has been moved closer to Ms. DiChristopher's home so that the buyer does not have to extend the existing water line on North Creek Road as far as he would have previously had to.

Mr. Brian Bates, prospective purchaser of the newly created lot, stated that in the near future he plans to request Planning Board approval to further subdivide the lot he purchases from Ms. DiChristopher.

Mr. McCabe made a motion, seconded by Mr. O'Connell, to schedule a public hearing to be held on July 10, 2013. Carried.

Engineering comments have been filed with the Planning Department.

Dan Howard (northwest corner of Bayview Road and Big Tree Road)

Mrs. desJardins stated that she received a message late that afternoon from Andrew Gow, representing the applicant, asking that the project be tabled. She noted that Mr. Gow informed her that the subdivision layout may be changing again.

It was agreed that a public hearing would not be scheduled until the applicant is certain that the layout will not change.

OTHER BUSINESS

Chairman Reszka stated that that evening each member of the Board received additional information regarding the proposed Sherwood Meadows apartment project. He further stated that an additional copy of the information was received by the Planning Department. He noted that the applicant's attorney had indicated that he would be submitting the electronic copy of the information on June 20, 2013 or soon thereafter.

Chairman Reszka stated that the electronic version of the information would be placed on the Town's website as soon as it is received.

Mrs. desJardins stated that she would begin the SEQR Coordinated Review as soon as she received extra copies of the information for the involved and interested agencies.

Members of the public expressed concerns about the proposed apartment project.

Mr. McCabe made a motion, seconded by Mr. O'Connell, to approve the minutes of May 1, 2013 and May 15, 2013. Carried.

Mr. Schawel made a motion, seconded by Mr. O'Connell, to adjourn the meeting. The meeting was adjourned at 7:40 P.M.

Respectfully submitted,

Stephen J. McCabe, Secretary

Planning Board

Date: July 8, 2013