

Town of Hamburg
Planning Board Meeting
June 20, 2012
Minutes

The Town of Hamburg Planning Board met for a Regular Meeting on Wednesday, June 20, 2012 at 7:00 p.m. in Room 7B of Hamburg Town Hall, 6100 South Park Avenue. Those attending included Chairman Peter Reszka, Stephen McCabe, Gerard Koenig, Daniel O'Connell, Sasha Yerkovich, David Bellissimo and Doug Schawel.

Others in attendance included Andrew Reilly and Richard Lardo

Public Hearing, Oakwood Apartments – North side of Lake Avenue, east of South Park Avenue

Mr. McCabe read the following public hearing notice:

“Notice is hereby given that the Town of Hamburg Planning Board will conduct a Public Hearing on a proposal by David Burke to construct two (2) apartment buildings on vacant land located east of 4288 Lake Avenue. The Public Hearing will be held on June 20, 2012 at 7:00 p.m. in Room 7B of Hamburg Town Hall.”

Mr. Bellissimo made a motion, seconded by Mr. O'Connell, to remove this item from the table. Carried.

Daryl Martin, architect, stated that two (2) eight-unit apartment buildings are proposed on the north side of Lake Avenue. He further stated that approximately 20 parking spaces are proposed, as well as plenty of green space. He noted that the driveway is proposed as far west on the property as possible and that the detention pond to serve the townhomes to be built on Oakwood Avenue will be enlarged to incorporate the runoff from this project.

Chairman Reszka declared the public hearing open. The following people spoke:

- Richard Pohwat, representing Rita Carlin Pohwat, 4277 Oakwood Avenue, stated that it is his understanding that this project was previously denied by the Planning Board. He stated that he has ongoing concerns about the traffic coming west on Lake Avenue from the bridge over the Thruway. He asked if the applicant has purchased the vacant land adjacent to his mother's home on Oakwood Avenue and how much the applicant paid for the three small vacant lots on Lake Avenue to the west of the original apartment project site. He stated that he is concerned about the braking distance on Lake Avenue for trucks coming over the hill if a vehicle is turning onto Lake Avenue from the apartment complex. He stated that his mother experienced drainage problems when the road work for the Oakwood Subdivision was done. He stated that he would like the opportunity to address the neighbors in the area, since many residents were not aware that this project has been proposed.

Chairman Reszka stated that this project was reviewed as part of the Oakwood Avenue Subdivision because this property was one (1) of the sublots in the subdivision, although at the time the applicant was not requesting approval of an apartment project on the site.

Chairman Reszka stated that members of the Planning Board met with the applicant, as well as representatives of Erie County Highway, the Hamburg Traffic Safety Advisory Board,

Newton-Abbott Fire Company and the Hamburg Police Department to discuss the best location for the driveway, as well as reducing the speed limit on Lake Avenue. He noted that it was determined that the safest place to locate the driveway would be on Lake Avenue as far west as possible on the site. He stated that it was also determined that the speed limit should be reduced on Lake Avenue.

Mr. Reilly stated that the Planning Board has determined that the driveway should be placed as far to the west as possible to alleviate as much as possible any problems with vehicles traveling west on Lake Avenue as residents of the apartments are trying to turn onto Lake Avenue. He noted that this location of the driveway will hopefully help with site distance and braking distance.

Chairman Reszka stated that the Hamburg Police Department provided the Planning Board with a list of the reported accidents on Lake Avenue in the vicinity of the proposed project for the last three (3) years. He noted that there were 29 or 30 reported accidents, the majority of which were in front of Jubilee.

Chairman Reszka declared the public hearing closed.

Mr. Reilly asked the applicant to show the detention pond on the drawings.

It was determined that Mr. Reilly would prepare resolutions regarding SEQRA and conditional approval for the Board's next meeting.

Mr. Bellissimo made a motion, seconded by Mr. McCabe, to table this proposal. Carried.

Engineering Department comments have been filed with the Planning Department.

Russo Development

Mr. Bellissimo made a motion, seconded by Mr. O'Connell, to remove this proposal from the table. Carried.

Mr. Reilly stated that it is his understanding that the applicant submitted plans for this project but could not attend the meeting.

Mr. Lardo stated that the applicant has not addressed the storm water detention for the site.

Mr. Reilly stated that the biggest concern of the Board is the fact that the applicant is still proposing a new driveway out to Lake Avenue.

Mrs. Yerkovich made a motion, seconded by Mr. McCabe, to schedule a public hearing to be held on July 18, 2012. Carried.

Mr. Bellissimo made a motion, seconded by Mrs. Yerkovich, to table this proposal. Carried.

Engineering Department comments have been filed with the Planning Department.

Camp Road Medical Park

Mr. Bellissimo made a motion, seconded by Mrs. Yerkovich, to remove this proposal from the table. Carried.

Joe Palumbo from Carmina, Wood Morris appeared on behalf of the proposed project. He submitted revised drawings for the Board's review. He noted that a connecting driveway in the rear that would join the parking lots of the two (2) medical buildings was added to the drawing. He further stated that a right-in only entrance off of Camp Road for north bound traffic, as well as pedestrian access between the two (2) medical sites, was added to the drawing.

In response to a question from Chairman Reszka, Mr. Palumbo stated that the intent is to landscape the area between the two (2) medical properties. He further stated that the existing main driveway is 36 feet wide (three lanes) and if it is to be widened, the egress and ingress would have to be separated.

In response to a question from Mr. Reilly, Mr. Palumbo stated that the Registered Landscape Architect for this project has visited the site and proposed landscaping for the second medical building that is similar to what exists at the adjacent medical building.

Mrs. Yerkovich made a motion, seconded by Mr. O'Connell, to schedule a public hearing to be held on July 18, 2012. Carried.

Mr. Bellissimo made a motion, seconded by Mr. McCabe, to table this proposal. Carried.

Engineering Department comments have been filed with the Planning Department.

Villages at Mission Hills Apartments, Phase 2

Mr. Bellissimo made a motion, seconded by Mr. O'Connell, to remove this project from the table. Carried.

Mr. Reilly stated that this project was previously approved by the Planning Board. He further explained that the Town Code states that if the applicant has not obtained a Building Permit within one (1) year, one six-month extension of the approval can be requested from the Planning Board. He noted that this applicant did request and receive a six-month extension of the approval six months ago but a Building Permit still has not been obtained. He noted that per Town Code, the project must now be re-approved.

Mrs. Yerkovich made a motion, seconded by Mr. Bellissimo, to schedule a public hearing for the Villages at Mission Hills, Phase 2 to be held on July 18, 2012. Carried.

Mr. Bellissimo made a motion, seconded by Mr. Schawel, to table this proposal. Carried.

Engineering Department comments have been filed with the Planning Department.

OTHER BUSINESS

Mr. Koenig made a motion, seconded by Mr. Bellissimo, to approve the revised minutes of June 6, 2012. Carried.

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: July 11, 2012