

Town of Hamburg
Planning Board Meeting
January 17, 2018
Minutes

The Town of Hamburg Planning Board met for a Regular Meeting on January 3, 2018 in Room 7B of Hamburg Town Hall, 6100 South Park Avenue. Those attending included Chairman Daniel O'Connell, Vice-Chairman William Clark, Doug Schawel, Augie Geraci, Dennis Chapman, Robert Mahoney and Al Monaco.

Others in attendance included Town Planner Sarah desJardins, Assistant Municipal Engineer Rick Lardo, Planning Board Attorney Cheryl McFadden Zak and Traffic Safety Advisory Board Coordinator Jerry Giglio.

Chairman O'Connell stated that Mr. Schawel would continue in his capacity as Planning Board Secretary for 2018, and Mr. Clark would continue in his capacity as Planning Board Vice-Chairman for 2018.

REGULAR MEETING

Public Hearing, 7:00 P.M., Leonard P. Iwanenko, Jr. – Requesting a Special Use Permit to operate a towing and storage business at 4699 Camp Road

Leonard Iwanenko, applicant, stated that he would like to operate his towing business at this 4699 Camp Road location. He noted that he only plans to lease the existing 55' X 55' fenced in area and not the building on the property.

Mr. Iwanenko stated that, as advised by the Planning Board at its previous meeting, he spoke to Supervising Code Enforcement Official Kurt Allen about how to add two (2) feet to the top of the existing six-foot high fenced in area. He stated that he only plans to store the vehicles impounded for the Town of Hamburg inside the fenced-in area. He noted that there are options regarding adding the extra two (2) feet.

Attorney McFadden Zak stated that she represented Mr. Iwanenko, and therefore she could not be involved in this project.

Board members discussed whether the gate is considered part of the fence and whether it, too, should be eight (8) feet high.

Mr. Schawel 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 Leonard Iwanenko, Jr. to operate a towing and storage business at 4699 Camp Road, which requires a Special Use Permit. The Public Hearing will be held on January 17, 2018 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. Clark made a motion, seconded by Mr. Chapman, to authorize the planning consultants to prepare resolutions for this project for the Board's February 7, 2017 meeting. Carried.

Chairman O'Connell advised the applicant that the Special Use Permit will not be authorized until the extra two (2) feet of fencing is installed.

Engineering Department comments have been filed with the Planning Department.

Capital Telecomm Holdings, LLC, as agent for Bell Atlantic Mobile Systems of Allentown, Inc. d/b/a/ Verizon Wireless – Requesting a tower special permit and site plan approval of a cellular tower to be located at 3081 Pleasant Avenue

Attorney Donald Cheney, representing the applicant, stated that he has been in contact with Mr. Bill Johnson, R F Engineer, who will be reviewing the application materials on behalf of the Planning Board.

It was determined that the proposed cellular tower would be a 154-foot high monopole within a 22' X 40' fenced compound.

It was further determined that cellular towers must be set back from all property lines a distance equal to the height of the tower, and this proposed tower would be located 145 feet from the New York State Thruway right-of-way, which would require a variance from the Board of Zoning Appeals.

Board members agreed that they are not willing to waive the setback requirement, and a variance will be required.

It was determined that the R F Engineer will review the information submitted by the applicant on behalf of the Planning Board, and the applicant will deposit funds to pay for the R F Engineer's report.

It was determined that the propane tanks that were previously located on the property have been removed.

Mr. Clark made a motion, seconded by Mr. Monaco, to table this proposal until the February 21, 2018 meeting. Carried.

Engineering Department comments have been filed with the Planning Department.

Randy Schmitz, Eden Valley Brewing Co. – Requesting Sketch Plan Direction on a proposal to redevelop a portion of the previous post office located at 6550 Southwestern Boulevard into a Tim Horton's

Chris Wood with Carmina, Wood Morris and Dave Sutton, architect, appeared on behalf of the applicant.

Mr. Wood stated that the Traffic Safety Advisory Board (TSAB) reviewed this project on January 11, 2018 and had some comments that have been incorporated into the plan. He stated that painted pavement markings have been added to indicate the route to exit the drive-thru so that vehicles exiting the drive-thru do not cut through the parking areas to get to White Oak Way. He noted that additional directional signage has also been added to the plan.

In response to a question from Chairman O'Connell, Mr. Wood stated that the TSAB Coordinator preferred that a curb be installed in the area of the two (2) rows of parking spaces in the center of the site so that vehicles exiting the drive-thru lane will not cut through the site, but he (the TSAB Coordinator) indicated that the pavement markings and directional signage would be acceptable if the applicant feels that he cannot lose parking spaces.

Mr. Giglio stated that the applicant indicated that the employees would park in the row of parking in the center of the site to deter drivers from cutting through the site while exiting.

Mr. Wood stated that the plan has also been revised to show the sidewalk that currently ends at the north end of the applicant's property along White Oak Way extended to the driveway to the site.

It was determined that a comment letter was received from the New York State Department of Transportation (NYSDOT) on January 17, 2018, and additional information regarding the geometry of the intersection of Southwestern Boulevard and White Oak Way will be provided to the NYSDOT by Mr. Wood.

In response to a question from Mr. Geraci, Mr. Wood stated that 43 parking spaces are proposed, which should be plenty for the Tim Hortons, as well as the small tenant space in the building. He noted that only 28 seats would be provided in the Tim Hortons, and approximately seven (7) employees are anticipated.

In response to a question from Mr. Geraci, Mr. Wood stated that Mr. Schmitz is in discussions now with the U.S. Postal Service to reoccupy the tenant space. He noted that it would not be a distribution center, there would be no delivery vehicles on the site, and the space would be used for retail services only.

Mr. Sutton showed the Board two (2) renderings of what the building could look like. Option # 1 shows a flat roof with a parapet (roof would be raised), which is the prototypical design for Tim Hortons, and Option # 2 shows a flat roof (also raised) that is covered in a mansard-type roof to give it a shingle-like and residential look. Mr. Sutton stated that all of the mechanicals would be hidden from view.

In response to a concern from Chairman O'Connell, Mr. Sutton stated that the side of the building facing Southwestern Boulevard could be broken up, and something catering to the future tenant could be introduced. He stated that this could be accomplished by architectural featuring or introducing a small section of landscaping, softening devices or screening.

Mrs. desJardins asked Mr. Sutton if the windows currently proposed on the side of the building facing Southwestern Boulevard could be continued along the length of the building. Mr. Sutton stated that a false window could be added to break up the brick wall.

In response to a question from Mr. Monaco, Mr. Wood stated that the parking on the site would be shared between Tim Hortons and the future tenant in the remaining space.

Attorney McFadden Zak asked for a copy of the signed contract if/when a tenant is secured.

Mr. Sutton stated that at the Board's next meeting, he will show some ideas for breaking up the brick on the side of the building that faces Southwestern Boulevard.

Mr. Lardo stated that the frontage along White Oak Way does not have sidewalks, and he suggested that they be provided.

Mr. Clark 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. Schawel made a motion, seconded by Mr. Chapman, to approve the minutes from December 20, 2017 and January 3, 2018. As the vote on the motion was six (6) ayes and one (1) abstention (Mr. Clark), the motion carried.

Mr. Schawel made a motion, seconded by Mr. Geraci, to adjourn the meeting. The meeting was adjourned at 7:30 P.M.

Respectfully submitted,
Doug Schawel, Secretary
January 22, 2018