

Town of Hamburg
Board of Zoning Appeals Meeting
March 6, 2018
Minutes

The Town of Hamburg Board of Zoning Appeals met for a Regular Meeting on Tuesday, March 6, 2018 at 7:00 P.M. in Room 7B of Hamburg Town Hall, 6100 South Park Avenue. Those attending included Chairman Brad Rybczynski, Vice-Chairman Shawn Connolly, Commissioner Bob Ginnetti, Commissioner Nicole Falkiewicz, Commissioner Ric Dimpfl and Commissioner Laura Hahn.

Others in attendance included Planning Consultant Sarah desJardins and Attorney Tamara Harbold, Board of Zoning Appeals Attorney.

Chairman Rybczynski asked for a moment of silence to honor our fallen men and women in the military.

Excused: Commissioner Chiacchia

Commissioner Connolly read the Notice of Public Hearing.

Application # 5661 Leo Schifano – Requesting two (2) area variances to allow the subdivision of property located at 3183 Lakeview Road

The applicant did not appear on behalf of the variance request.

It was determined that nearby residents were in attendance who wished to speak. Chairman Rybczynski allowed them to speak as follows:

- John Scholl, 3174 Old Lakeview Road, stated that anyone wishing to build a home in this area is required to have two (2) acres of land, and he lives in this area because homes are spread out. He stated that .98 acre is nowhere near the two (2) acres that is required.
- Michael Jablonski, 3134 Old Lakeview Road, stated that he is very familiar with the property because he used to farm it, and his concern is that it is very wet, and he does not know how the property Mr. Schifano owns would sustain two (2) septic systems. He noted that when 3183 Old Lakeview Road was created, a variance was granted because the lot was just under the required two (2) acres. He stated that he is concerned that now an additional variance is being requested to further split the property.
- Mark Lorquet, 6090 Smith Road, member of the Town's Conservation Advisory Board (CAB), stated that the CAB has worked diligently over the years to protect the Overlay Districts, and residents of this area understand that two (2) acres are required for a building lot.
- Russ Waite, 3095 Lakeview Road, stated that two-acre lots are required in this area, and there are drainage problems. He stated that he is concerned that the property owners on either side of him who own several acres of land will also want to create lots that do not meet the requirements if this variance is granted. He stated that there is a lot of traffic on Lakeview Road, and often people park on the road, which is dangerous.

Ms. Falkiewicz made a MOTION, seconded by Mr. Ginnetti, to approve the minutes of February 6, 2018. All members voted in favor of the motion.

Mr. Connolly made a MOTION, seconded by Ms. Falkiewicz, to adjourn the meeting. All members voted in favor of the motion.

The meeting was adjourned at 7:20 p.m.

Respectfully submitted,

L. Michael Chiacchia, Secretary
Board of Zoning Appeals

DATE: February 10, 2018