

Town of Hamburg
Planning Board Meeting
May 2, 2018
Minutes

The Town of Hamburg Planning Board met for a Regular Meeting at 7:00 P.M. on Wednesday, May 2, 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 and Attorney Cheryl McFadden Zak.

REGULAR MEETING

CC Land Corp – Requesting Sketch Plan Direction on a proposal to construct a +/- 11,000 sq.ft. building on vacant land at 5809 Camp Road

Chad Lantaff and Craig Snyder, applicants, appeared on behalf of the project.

In response to a question from Chairman O'Connell, Mr. Lantaff stated that he and Mr. Snyder were waiting for Board members' feedback before going any further with plans for the proposed building.

In response to a question from Mr. Monaco, Mr. Lantaff stated that six (6) parking spaces are proposed in front of the building, and landscaping is planned in that area.

Chairman O'Connell stated that his main concern is the rear of the building and how the rear of the property would be landscaped to minimize the visual impact of the new building to the existing homes on Franklin Street.

In response to a question from Chairman O'Connell, Mr. Lantaff stated that he would get deliveries from freight trucks, and they would access the side of the building facing Franklin Street.

Mr. Clark stated that, although the Camp Road Overlay District strongly discourages new buildings over 7,000 sq.ft., the proposed 11,000 sq.ft. building would be an overall aesthetic improvement to the area, which would meet the intent of the Overlay District requirement.

Chairman O'Connell stated that this property is almost 1/8 mile from the Village boundary.

Board members agreed that they were pleased with the way the proposed building was staked out on the property. They further agreed that the applicants can proceed to Site Plan review.

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 since the Board's last meeting, the applicant flew a balloon so that people can see where the cellular tower would be located. He further stated that he put some photo simulations on a disc drive for Board members' review.

It was determined that the laptop and screen were not available for Attorney Cheney's presentation and that he would make that presentation at the Board's May 16, 2018 meeting.

Mrs. desJardins informed Board members that Drew Reilly met with the Town Board at its April 30, 2018 Work Session regarding whether that Board is interested in having the applicant re-search the possibility of locating the cellular tower on the Town-owned property on Smith Road. She stated that the Planning Board Liaison was asked to research this question and have an answer for the Planning Board by May 16, 2018.

Attorney Cheney stated that it is late in the game to switch sites. He stated that the Town Board was asked in 2016 if it was interested in locating a cellular tower on the Town-owned land.

Mr. Clark made a motion, seconded by Mr. Mahoney, to table this project. Carried.

Engineering Department comments have been filed with the Planning Department.

Frank Russo - Requesting Preliminary Approval of an 11-lot subdivision as an extension of Niles Avenue

It was determined that neither the applicant nor his representative was present.

Chairman O'Connell stated that this project will not be placed on a Planning Board agenda until the Planning Department hears from the applicant.

Engineering Department comments have been filed with the Planning Department.

5277 South Park Avenue LLC – Requesting Sketch Plan Direction on a proposal to construct 60 attached two-story townhome units on portions of 5200 South Park Avenue and 5272 South Park Avenue

Mrs. desJardins stated that the applicant did receive the five (5) requested building setback variances from the Board of Zoning Appeals on May 1, 2018.

Attorney Sean Hopkins, representing the applicant, stated that the buildings along Sowles Road would be set back the required 50 feet from the right-of-way, and landscaping and a small undulating berm are planned between Sowles Road and the rear of these buildings. He further stated that the patios behind the buildings along Sowles Road will be screened.

It was determined that a SEQR Coordinated Review will be done for this project.

Attorney Hopkins stated that the proposed retention pond at the corner of Sowles Road and the driveway into the complex is located in the only place possible. He stated that the applicant is willing to work with the Board in terms of landscaping, amenities, etc. that would enhance its appearance.

In response to a question from Mr. Clark, Attorney Hopkins stated that a recreational area is proposed consisting of green space and a walking path.

In response to a question from Mr. Geraci, Attorney Hopkins stated that he will get additional information for the Board's next meeting regarding the proposed retention pond and its location.

In response to a question from Mr. Clark, Attorney Hopkins stated that sidewalks on Sowles Road are not proposed because there currently are no sidewalks on that road and they would not go anywhere. He stated that once the property west of this site is commercially developed, if sidewalks are installed, they could run from the corner of Sowles Road and South Park Avenue to the easterly driveway to the apartment complex.

Chairman O'Connell stated that he would like to see how close the patios behind the buildings along Sowles Road would be to the road.

Mr. Clark made a motion, seconded by Mr. Chapman, to table this project. Carried.

Engineering Department comments have been filed with the Planning Department.

OTHER BUSINESS

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

Respectfully submitted,
Doug Schawel, Secretary
May 10, 2018