

Town of Hamburg
Planning Board Meeting
June 20, 2018
Minutes

The Town of Hamburg Planning Board met for a Work Session at 6:30 P.M. on Wednesday, June 6, 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, Dennis Chapman, Robert Mahoney and Al Monaco.

Others in attendance included Town Planner Matt Bowling and Attorney Cheryl McFadden Zak.

Excused: Augie Geraci

WORK SESSION

Benderson Development – Requesting Site Plan Approval of a 7,950 sq.ft. addition to the existing McKinley Plaza located at 3670 McKinley Parkway

Attorney James Boglioli from Benderson Development stated that this is a 93,000 sq. ft. shopping center currently, and the addition is proposed where 21 parking spaces exist on the northern end of the building. He noted that as part of the project, the sidewalks would be removed, replaced and widened from 15 feet to 18 feet.

Attorney Boglioli stated that the building elevation is consistent with the existing shopping center. He noted that the northerly portion of the addition would be a restaurant with a patio in front, and Benderson does not yet have a tenant for the southerly portion.

In response to a question from Chairman O'Connell, Attorney Boglioli stated that a dumpster will be located behind the shopping center.

In response to a question from Attorney McFadden Zak, Attorney Boglioli stated that a drive-thru is not planned.

In response to a question from Mr. Clark, Attorney Boglioli stated that a parking study was done that concluded that currently 63% of the parking spaces on site are available during peak hours. He added that the number of parking spaces for the shopping center would be reduced from 462 to 441 with the construction of the addition.

In response to a question from Mr. Bowling, Attorney Boglioli stated that the lot coverage for the overall site will be calculated and the results submitted to the Planning Department (a maximum of 85% is allowed).

In response to a question from Attorney McFadden Zak, Attorney Boglioli stated that he cannot reveal the name of the restaurant until a lease is signed. He confirmed that he is asking the Board to approve an addition that includes any restaurant.

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

Engineering Department comments have been filed with the Planning Department.

Plaza Street Partners – Requesting Site Plan Approval of a new KFC restaurant to be located in front of Lowe’s at 4950 Southwestern Boulevard

Mr. Dominic LaRocca from Davidson Architecture & Engineering, representing the applicant, stated that the site is .59 acres. He stated that he does not know how large the overall parcel is that is being divided to accommodate the KFC.

In response to a question from Chairman O’Connell, Mr. LaRocca stated that he does not have a plan of the rest of the parcel.

In response to a question from Mr. Mahoney, Mr. LaRocca stated that currently the plan is to only have one curb cut from the Lowe’s parking lot to this parcel that would serve as entrance and exit. He noted that there could be an entrance to the site from the southwest once the overall lot further develops, but there are no plans for that currently.

Mr. Bowling stated that a pole sign is proposed, which is not allowed per Code. He asked Mr. LaRocca to replace the proposed pole sign with a monument sign that meets all Code requirements.

In response to a question from Mr. Chapman, Mr. LaRocca stated that he has no information about any proposed lighting.

In response to a question from Mr. Mahoney, Mr. LaRocca stated that he does not know how many seats are proposed in the restaurant.

In response to a question from Mr. Bowling, Mr. LaRocca stated that there are federal wetlands on the site that are being avoided.

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

Engineering Department comments have been filed with the Planning Department.

REGULAR MEETING

Public Hearing - 7:00 P.M., Hoak’s Restaurant – Requesting Site Plan Approval of a 440 sq.ft. addition to the existing building at 4100 Lakeshore Road

Glenn Christner, representing the applicant, stated that the addition is proposed on the southwest side of the existing building in order to enlarge the bar area and enclose the existing fire escape. He noted that 11 seats will be added to the existing bar area.

Mr. Christner stated that the restaurant was opened in 1949 and underwent interior renovations in 1988.

Chairman O’Connell stated that the Traffic Safety Advisory Board (TSAB) recommended that a sign be erected on the vacant parcel across from Hoak’s that is currently used for parking that patrons should use the pedestrian crosswalk at Big Tree Road to access the restaurant.

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 Hoak’s Restaurant to construct a 440 sq.ft. addition to the existing building at 4100 Lakeshore Road. The Public Hearing will be held on June 20, 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.

Vice-Chairman Clark made a motion, seconded by Mr.Chapman, to table this project and authorize the Planning Department to prepare an approval resolution for the Board's next meeting. Carried.

Engineering Department comments have been filed with the Planning Department.

OTHER BUSINESS

Mr. Schawel made a motion, seconded by Mr. Monaco, to approve the minutes of May 16, 2018. Carried.

Mr. Schawel made a motion, seconded by Mr. to approve the minutes of June 6, 2018. As the vote on the motion was five (5) ayes and one (1) abstention (Chairman O'Connell), the motion carried.

Mr. Schawel made a motion, seconded by Mr. Chapman, to adjourn the meeting. The meeting was adjourned at 7:20 P.M.

Respectfully submitted,
Doug Schawel, Secretary
July 9, 2018