

Town of Hamburg
Planning Board Meeting
September 5, 2018
Minutes

The Town of Hamburg Planning Board met for a Regular Meeting on Wednesday, September 5, 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, Augie Geraci and Al Monaco.

Others in attendance included Town Planners Sarah desJardins and Matt Bowling, as well as Attorney Cheryl McFadden Zak.

Excused: Robert Mahoney

REGULAR MEETING

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

Mr. Keith Marquis appeared on behalf of the applicant. He stated that since the Board's last meeting, he has realigned the proposed cul-de-sac away from the property on Lynwood Avenue and discussed with the Engineering Department how to handle the detention areas and whether they would be on separate lots. He further stated that based on discussions with Mr. Lardo in the Engineering Department, there would be easements to access the two (2) detention areas on the site for maintenance purposes, and they would be owned by a Homeowners' Association (HOA).

Mrs. desJardins stated that Mr. Lardo advised her that he is satisfied with the plans as currently presented.

Mr. Marquis stated that he spoke with Mr. Reilly about how large of a conservation area should be provided in the rear of lots # 9 and # 11. He noted that Mr. Reilly suggested it should be 75 feet from the rear property line, and he (Mr. Marquis) thought 50 feet would be sufficient.

Board members agreed that the conservation area in the rear of lots # 9 and # 11 should be 60 feet.

Mr. Marquis agreed to plant some evergreen trees between the cul-de-sac and the nearest property on Lynwood Avenue.

Chairman O'Connell stated that he would like to see signage around the conservation areas indicating that people are not allowed there.

Mr. Clark made the following motion, seconded by Mr. Chapman:

"In accordance with the New York State SEQRL Law, the Town of Hamburg Planning Board has reviewed the eleven-lot subdivision proposed by Frank Russo to be located on vacant land at the end of Niles Avenue. Based on the Preliminary Plat, review of the

submitted materials and input from other departments, the Planning Board has determined that based on the fact that that the Planning Board previously issued a Negative Declaration on this project when it was proposed with more lots, and the current proposed subdivision has less of an environmental impact (wetlands delineation updated) and is not anticipated to result in any significant adverse environmental impact, the previous Negative Declaration is still valid.”

Carried.

Mr. Clark made the following motion regarding approval, seconded by Mr. Monaco :

“The Hamburg Planning Board hereby grants Preliminary Plat Approval for the Frank Russo Eleven Lot Subdivision with the following conditions:

1. Approval is contingent upon the Engineering Department comment letter memo dated September 5, 2018.
2. Sidewalks will be required along the extension of Niles Avenue as shown on the plan and agreed upon.
3. Conservation areas will be shown on the storm water lot (labeled “non-building lot”), on lots 4, 6 and 7 and on lots 9 and 11 as agreed to at the September 5, 2018 meeting and will be shown on the Preliminary Plat and the Final Plat once created. Conservation area language shall be approved by the Town Attorney. The conservation areas will be owned by the HOA and will marked by signs identifying them. Conservation area on the west end of lots 9 and 11 will be at least 60 feet.
4. The applicant will provide a plan to illustrate how the wetland areas and conservation areas will be delineated in the field on the site (plantings, markings, etc).
5. The applicant will provide a landscape plan prior to signing of the Preliminary Plat illustrating tree planting at the end of the cul-de-sac and along lots 7, 8 and 9 where they abut the adjoining properties on Lynwood Avenue. This Plan shall be approved by the Planning Department and will become part of the approved plans.
6. As there is not an appropriate area for a Recreation area to be dedicated to the Town, recreation fees in lieu of land will be required.”

Carried.

Engineering Department comments have been filed with the Planning Department.

OTHER BUSINESS

Mr. Schawel made a motion, seconded by Mr. Geraci, to approve the minutes of August 22, 2018. Carried.

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

Respectfully submitted,
Doug Schawel, Secretary
September 11, 2018