

Town of Hamburg
Planning Board Meeting
February 6, 2019
Minutes

The Town of Hamburg Planning Board met for a Work Session at 6:30 P.M., followed by a Regular Meeting at 7:00 P.M. on Wednesday, February 6, 2019 in Room 7B of Hamburg Town Hall, 6100 South Park Avenue. Those attending included Chairman William Clark, Vice-Chairman Augie Geraci, Doug Schawel, Dennis Chapman, Robert Mahoney, Al Monaco and Kaitlin McCormick.

Others in attendance included Town Planners Andrew Reilly, Sarah desJardins and Matt Bowling, as well as Planning Board Attorney Jennifer Puglisi .

WORK SESSION

Access Recovery Engineering Associates - Requesting Sketch Plan Direction on a proposed addition to the existing building at 5590 Maelou Drive

Al Conte, application, stated that he would like to put up a 2,400 sq.ft. cold storage warehouse on the property. He stated that the current building is not big enough anymore, but he does intend to keep the existing office. He noted that he plans to demolish the existing building (except the office) and put up a larger building in its place.

Mr. Reilly stated that if any outdoor storage is planned, it should be shown on the Site Plan.

Mr. Conte stated that he plans to store his equipment, etc. in the new building and not outside.

REGULAR MEETING

Anthony Cutaia – Requesting Site Plan Approval of a proposed multi-family project to be located at 5138 South Park Avenue

Attorney Sean Hopkins, representing the applicant, stated that a submission was made to the Planning Department that consists of a summary of the modifications that have been made to the Site Plan based on the input received at the Public Hearing held on January 16, 2019, responses to the comments made at the Public Hearing and a full size copy of the revised Site Plan.

Attorney Hopkins stated that the following changes were made to the proposed Site Plan as a result of the Public Hearing:

- One (1) building has been eliminated, reducing the number of units proposed to 160, and one (1) building has been moved from the eastern side of the property to an area along South Park Avenue where the southern driveway currently is. Attorney Hopkins stated that the density of the project with 160 units would be 5.92 units per acre and noted that the Clifton Heights project has a density of 14.19 units per acre, the Brookview apartments have a density of 11.72 units per acre and the Brookview senior apartments have a density of 16.16 units per acre.
- The southernmost driveway has been eliminated.

- The one (1) building to be located on the east side of the property would be 84.5 feet from the northern property line where it abuts residences on Twilight Lane.
- The applicant is proposing a high quality board on board six-foot fence along the entire length of the properties on Twilight Lane (1,600 feet).
- The existing maintenance shed on the property is not shown on the proposed Site Plan and will be removed. Equipment, etc. will be stored in a portion of the existing vacant school building on the property.
- The recreational trail has been relocated to the south side of the ball fields but still provides direct access to the community building. The only area where the recreational trail is closer to the northern portion of the property is directly north of the ball fields, and this is because there is nowhere else to put it due to NCAA regulations that apply in terms of the distance for the backstop, etc.
- The previously proposed driveway onto Bayview Road has been converted to a gated emergency access only driveway, and a driveway connection to Hilbert College has been added.

Attorney Hopkins stated that because of the above changes, a revised traffic study was performed by SRF Associates and has been submitted to the Planning Department, the Engineering Department, the New York State Department of Transportation (NYSDOT) and Erie County Department of Public Works for responses.

Attorney Hopkins stated that on January 16, 2019 the NYSDOT confirmed in writing that the overall traffic impacts were acceptable to that department. He noted that the changes made to the project address the primary concern about access to Bayview Road and also improve traffic conditions because there would now be more access points.

Attorney Hopkins submitted a letter to Board members written by Chris Wood, engineer for the project, addressing drainage and sanitary sewer impacts. He noted that downstream sanitary sewer testing has been completed, as required, and the project will comply with the New York State Department of Environmental Conservation's (NYSDEC) Inflow and Infiltration policy.

Attorney Hopkins stated that one of the changes the applicant made based on concerns raised about potential drainage impacts was that the size of the onsite storm water management area has been greatly increased so that it will exceed the underlying requirement that it be able to handle a 100-year storm event.

Mr. Wood stated that the existing topography of the site sheet flows the water from the south to the northeast toward Twilight Lane. He stated that as part of the design, the project must capture all of that water on the site and run it through the storm water management area, and as a result the amount of water that will be sheet draining onto Twilight Lane properties would be greatly reduced.

Mr. Wood stated that in order to meet the NYSDEC treatment requirements, one of the basins will be a bio-retention pond.

Attorney Hopkins stated that the applicant has consulted with the Erie County Water Authority and is confident that there is adequate water capacity to handle both domestic and fire fighting pressures.

Board members discussed the fact that a portion of the property contains trees that would be removed in order to construct the project.

Mr. Geraci noted that there are a lot of fallen trees on the property, and what the applicant proposes to plant there might be an improvement over the current condition.

In response to a comment from Mr. Reilly, Attorney Hopkins stated that the applicant would be willing to plant trees higher than the six-foot high fence if the Twilight Lane residents want that.

Mr. Mahoney stated that he is concerned that there would only be one (1) access to South Park Avenue.

Mr. Reilly advised the applicant that the landscaping plan should focus on the area along South Park Avenue since the views would change with the addition of the new buildings.

In response to a question from Mr. Reilly, Mr. Wood stated that the first thing to be built would be the ball fields.

In response to a question from Mr. Reilly, Attorney Hopkins confirmed that Hilbert College has indicated that the new ball fields will also be utilized by the public.

Ms. McCormick stated that she is concerned about the rubber pellets that make up the ball fields getting into the wetland and potentially making their way to the ditch.

Mr. Wood stated that the construction of and make up of the fields have not been determined at this point.

In response to a question from Mr. Reilly, Attorney Hopkins stated that a portion of the ball fields would be counted as recreational area because Hilbert College would allow them to continue to be used by the public.

It was agreed that the landscaping plan will show areas for recreational uses such as a community garden and/or a dog park.

In response to a question from Ms. McCormick, Mr. Wood stated that per the Town's requirements, this development must provide approximately 80,000 sq.ft. of recreation space for 160 units. He noted that there would be 20,000 sq.ft. of open area around the community building, 35,000 sq.ft. of walking trail is provided, an area northeast of the ball fields would be available for a dog park/community garden and the ball fields supplement that recreation square footage.

In response to a question from Mr. Bowling, Mr. Wood stated that the fence would look the same on both sides.

In response to a question from Mrs. desJardins, Mr. Wood stated that the walking trail would not be paved and would probably be constructed of a material suitable to foot traffic.

In response to a question from Mr. Reilly about the possibility of these buildings being three (3) stories in height to reduce the overall density, Attorney Hopkins stated that based on the applicant's analysis of the marketplace, the type of development proposed is what the market is lacking. Mr. Wood added that if the buildings were three (3) stories high, there would not be private entrances, and there would have to be a common entrance to access all units.

Attorney Hopkins stated that the applicant will speak to Earth Dimensions about Ms. McCormick's concern about an existing wetland on the site being potentially cut off from the drainage ditch nearby.

In response to a question from Mr. Reilly, Mr. Wood stated that there are no sidewalks on South Park Avenue now, and Mr. Geraci indicated the same sentiment. Mr. Reilly stated that the installation of sidewalks is a requirement unless it is waived by the Planning Board.

Chairman Clark stated that a sidewalk from the development to the existing bus stop on the south side of the property would be useful. Attorney Hopkins stated that that would be something the applicant would be willing to provide. Mr. Wood stated that the walking trail could be extended to the bus stop area as well.

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

OTHER BUSINESS

Mr. Geraci made a motion, seconded by Mr. Schawel, to approve the minutes of January 16, 2019. Carried.

Mr. Schawel made a motion, seconded by Mr. Mahoney, to adjourn the meeting. The meeting was adjourned at 7:40 P.M.

Respectfully submitted,
Doug Schawel, Secretary
February 13, 2019