

Town of Hamburg  
Planning Board Meeting  
April 17, 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, April 17, 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 and Matt Bowling, as well as Town Engineer Michael Quinn and Planning Board Attorney Jennifer Puglisi.

**WORK SESSION**

**Michael Schmidt - Requesting Site Plan Approval of a 4,400 sq.ft. storage building at 5139 Southwestern Boulevard**

Andy Gow from Nussbaumer & Clarke, representing the applicant, stated that the proposal is to construct two (2) more self-storage buildings east of the existing buildings on the site. He stated that one (1) building would be 4,400 sq.ft., and the other would be approximately 1,600 sq.ft.

Mr. Reilly noted that the project would need an amendment to the existing Special Use Permit, as well as Site Plan Approval. He further stated that the previously approved building was not constructed per the approved plan (was not built in the location shown on the approved plan), but the Building Department allowed this because it did not feel it was a big enough change to bring back to the Planning Board.

It was determined that a previously approved berm was never constructed between this site and the adjacent property.

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

Engineering Department comments have been filed with the Planning Department.

**Joseph Duggan - Requesting Preliminary Plat Approval of a four-lot subdivision to be located at 6813 Taylor Road**

Mr. Joseph Duggan, applicant, stated that the property is adjacent to the Town Park and the golf course. He stated that he wants to sell four (4) lots and retire.

It was determined that all four (4) lots meet the Town Code requirements.

Mr. Bowling noted that there are no wetlands on this property.

Mr. Quinn asked that a wetlands delineation be performed on the property before the Planning Board approves this subdivision. Mr. Reilly stated that a walkover of the property should be done by a wetland specialist rather than a wetland delineation.

Ms. McCormick made a motion, seconded by Mr. Mahoney, to schedule a public hearing to be held on May 1, 2019. Carried.

Engineering Department comments have been filed with the Planning Department.

## **REGULAR MEETING**

### **Public Hearing - 7:00 P.M., C C Land Corp. - Requesting Site Plan Approval of a 10,350 sq.ft. building to be constructed at 5809 Camp Road**

Chad Lantaff, applicant, stated that one (1) parking space was eliminated at the request of the Engineering Department.

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 C C Land Corp. to construct a new building on vacant land located on the northeast corner of Franklin Street and Camp Road. The public hearing will be held at 7:00 P.M. in Room 7B of Hamburg Town Hall.”

Chairman Clark declared the public hearing open. No one spoke.

Chairman Clark declared the public hearing closed.

Mr. Chapman made a motion, seconded by Mr. Mahoney, to authorize the Planning Consultants to prepare approval resolutions for the Board’s next meeting. Carried.

Engineering Department comments have been filed with the Planning Department.

### **David Canfield – Requesting Site Plan Approval of a new storage building to be located on vacant land, northeast corner of Lakeshore Road and Big Tree Road**

Andy Gow from Nussbaumer & Clarke, representing the applicant, showed Board members renderings of what the building would look like, as well as how it would look from the road.

In response to a question from Chairman Clark, Mr. Gow stated that 15 new trees are proposed.

Board members discussed the apparent previous dumping of fill in the wetland area on the site and whether it was illegal or not.

Mr. Gow stated that any previous dumping of fill on the site was not done by the applicant. He further stated that he does not believe that the fill on the site is actually located in the area of federal wetlands.

Ms. McCormick stated that the Conservation Advisory Board has contacted the U.S. Army Corps of Engineers about the existing fill on the property.

Mr. Chapman stated that the applicant should be responsible for the cleanup of the existing fill on the site.

In response to a question from Chairman Clark, Mr. Gow stated that the applicant plans to incorporate driftwood and large stones into the landscaping on the site.

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

Engineering Department comments have been filed with the Planning Department.

**Tarpon Towers II, LLC and Bell Atlantic Mobile Systems of Allentown, Inc. d/b/a Verizon Wireless – Requesting Site Plan Approval and a Special Use Permit for a proposed cellular tower to be located on land owned by WNY District Wesleyan Church near 4999 McKinley Parkway**

An attorney from Nixon Peabody appeared on behalf of the applicant. He requested that a public hearing be scheduled for this request. He noted that the applicant will do a full presentation at that time, and he expected that the R F Engineer that was hired by the Planning Board to review the submission would also be present at the public hearing.

Mr. Geraci stated that there are currently two (2) cell towers that are convenient to this location - one at the Fairgrounds and one on the Erie Community College (ECC) campus. He noted that the cell tower at the Fairgrounds is barely visible, and the one at ECC is at a considerable height but is not as high as others he has seen. He asked the attorney whether, if those two (2) cell tower were made higher, that would increase their capability to solve the problem so that this cell tower would not have to be constructed.

The attorney responded that as the cell technology has evolved, the cell towers need to be closer to the users, so increasing the height of the other two (2) towers would not provide the capacity that is needed.

In response to a question from Chairman Clark, Mr. Reilly stated that the R F Engineer needs to know what the Board wants him to look at.

Chairman Clark stated that he would like the R F Engineer to be prepared to discuss the possibility of microcells. He stated that he would also like the R F Engineer to discuss how this proposed tower would fit in with the next generation of cell technology.

Ms. McCormick stated that she would like the R F Engineer and the applicant to discuss the possibility of placing the tower on top of the church steeple.

Mr. Reilly stated that he would provide the Board with a map showing the preferred locations for the tower.

Mr. Schawel asked the applicant to float balloons showing where the cell tower would be and what it would look like from surrounding areas.

Ms. McCormick asked if there is a possibility of shortening the access road and/or utilizing an alternate route to get to the cell tower.

Mr. Bowling asked the applicant to provide a map indicating the locations of the cell towers within a mile of the site.

Mr. Reilly stated that the applicant will have to cover the costs of the R F Engineer, and money will have to be provided in escrow for that payment.

Mr. Bowling asked for a description of what the fencing surrounding the cell tower would be made of and what it would look like.

Ms. McCormick asked if there is an existing cell tower that is similar in height and would look similar to the applicant's proposed cell tower.

Chairman Clark made a motion, seconded by Mr. Geraci, to schedule a public hearing to be held on May 15, 2019. Carried.

Engineering Department comments have been filed with the Planning Department.

**OTHER BUSINESS**

Mr. Geraci made a motion, seconded by Mr. Monaco, to approve the minutes of April 3, 2019. Carried.

Mr. Schawel made a motion, seconded by Mr. Geraci, to adjourn the meeting. The meeting was adjourned at 7:45 P.M.

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Respectfully submitted,  
Doug Schawel, Secretary  
April 28, 2019