

Town of Hamburg  
Planning Board Meeting  
February 5, 2020  
Minutes

The Town of Hamburg Planning Board met for a Regular Meeting on Wednesday, February 5, 2020 in Room 7B of Hamburg Town Hall, 6100 South Park Avenue. Those attending included Chairman William Clark, Vice-Chairman Doug Schawel, Dennis Chapman, Robert Mahoney, Al Monaco, Kaitlin McCormick and Megan Comerford.

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

## **REGULAR MEETING**

### **James Cleary – Requesting Sketch Plan Direction on a proposal to create a wedding/event center at 6653 Taylor Road**

Attorney Sean Hopkins, representing the applicant, stated that the plan that was presented at the January 22, 2020 meeting was conceptual, and the topographic information about the site has now been added to that plan. He noted that the amount of disturbed area on the site would only be increased by .1 acre. He further noted that this site is serviced by sanitary sewer, this project would not generate a lot of demand for the sanitary sewer and the applicant plans to replace the pump station and install a new force main.

Chris Wood, project engineer, stated that a new water service will be needed because the applicant plans to sprinkle the building. He further stated that if the existing force main that runs from the property to the opposite side of Taylor Road can be reused, that would be the plan so that the road does not need to be ripped up.

Attorney Hopkins stated that the capacity of the proposed building would be 200 people. He noted that 100 parking spaces are shown on the Site Plan, and the applicant anticipates between 100 and 140 guests at a time. He stated that the applicant has made a deliberate effort to limit the size of the building, and the doors that would open up would be facing the rear of the site.

Attorney Hopkins stated that the building would have air conditioning and heating. He further stated that there would be no outdoor music, and all events would be finished by 10:00 P.M.

Attorney Hopkins stated that all food would be handled by outside caterers, and a fairly small ground sign would be proposed.

Attorney Hopkins stated that the parking lot would be screened with considerable landscaping and noted that a landscaping plan will be submitted to the Board for review.

It was determined that the Planning Board would have to issue a SEQR determination before the ZBA can consider the required use variance. It was further determined that if a use variance is successfully obtained by the applicant, he would return to the Planning Board for Site Plan Review.

Attorney Hopkins stated that the project would have no impact on the Critical Environmental Area (CEA), and the approximately 9.5 acres of forest on the site would remain untouched.

In response to a question from Chairman Clark, Attorney Hopkins stated that the applicant plans to be open Friday and Saturday nights from 5:00 P.M. to 10:00 P.M.

In response to a question from Mr. Chapman, James Cleary stated that the event center would probably also be open between 1:00 P.M. and 6:00 P.M. on Sundays, although he does not envision Sunday being the most popular day.

Attorney Hopkins stated that he and Mr. Cleary have discussed whether the event center could be open during the week for a party, meeting, etc. and feel that it needs more thought before they can answer that question.

In response to a question from Mr. Monaco, Mr. Cleary stated that he will not obtain a liquor license for the event center.

Mr. Mahoney stated that his biggest concern is the traffic this project would generate and noted that the traffic is heavy on Taylor Road during both the day and night hours. He further questioned whether the event center would be open during the week.

Mr. Cleary stated that this is not a venue that would be able to offer someone a small room for a funeral breakfast, for example. He noted that the proposed building would be designed as one large room.

In response to a question from Mr. Mahoney, Mr. Cleary stated that, other than wedding ceremonies, all activities would be indoors.

Ms. McCormick stated that she is concerned that Mr. Cleary will be asked to rent out the building for events other than weddings, and she is concerned that the Board analyze the proposal knowing all the possibilities that could arise that would affect traffic, lighting, etc. in the area.

Attorney Hopkins stated that there would need to be some low level parking lot lighting, and a photometric plan will be submitted that will ensure that the lighting levels at the property lines are zero.

Mr. Wood stated that the applicant can designate certain lights to be turned off at night time.

Mr. Cleary stated that often times wedding guests are bussed from their hotels to the wedding venue, and he would encourage wedding parties to hire a limo to get them to the venue.

In response to a question from Mr. Mahoney, Mr. Cleary stated that someone from his family would be on site every time the building is open.

Chairman Clark stated that the Board should entertain this project with the idea that the building would be used for events other than just weddings and the traffic projections would reflect that fact.

Mr. Mahoney stated that during the summer months he can occasionally hear the noise from events at the Town-owned Taylor Road facility, which is approximately twelve houses away from his home on Taylor Road. He noted that although the doors to this proposed building would be closed, the noise from the events will be a concern to nearby residents.

Mrs. desJardins stated that she received an email from Mr. Ken Kirst, 6234 Boston State Road, indicating that he does not want the doors to the new building open to the north because his property is north of this site, and he does not want to hear the noise from the events.

Ms. McCormick asked the applicant for a detailed analysis of the potential impact of this project on the traffic on Taylor Road.

Ms. Comerford stated that she is concerned about potential noise from the events.

Mr. Cleary stated that the purpose of having an overhang on the building is for wedding ceremonies if it rains or is too cold or windy.

Chairman Clark made a motion, seconded by Mr. Schawel, to authorize the Planning Department to initiate the Coordinated SEQR Review and seek Lead Agency Status. Carried.

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

Engineering Department comments have been filed with the Planning Department.

## **OTHER BUSINESS**

Board members agreed to place the Erie Wind project (turbine replacement project) that was approved in December 2019 on the March 3, 2020 agenda to consider extending the approval to June 4, 2021.

Regarding the previously approved West Herr project at 3510 Sowles Road, Board members agreed that the trees that were to be planted along Sowles Road must be installed, and they agreed that the applicant can plant one (1) less tree than is shown on the landscaping plan because an existing 20-year old healthy tree is already located along Sowles Road. A total of six (6) new trees will be planted.

Board members further agreed that the landscaped area shown on the approved landscaping plan on the south side of the new building must be installed (the area was black topped in conjunction with the construction of the new building) per the approved landscaping plan.

Chairman Clark stated that at the March 4, 2020 meeting, Board members will discuss a potential new mixed-use zoning classification.

Chairman Clark made a motion, seconded by Mr. Mahoney, to approve the minutes from January 8, 2020. Carried.

Regarding the January 22, 2020 minutes, Ms. McCormick asked that a reference to her concerns about the HVAC unit be included in the concerns listed by bullet point.

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

Respectfully submitted,  
Kaitlin McCormick, Secretary  
February 12, 2019