

Town of Hamburg
Planning Board Meeting
March 4, 2020

Minutes

The Town of Hamburg Planning Board met for a Regular Meeting on Wednesday, March 4, 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 and Town Engineers Michael Quinn and Camie Jarrell.

Mr. Quinn informed the Board that he is leaving his position as an engineer at GHD and the Hamburg Town Engineer. He introduced Camie Jarrell from GHD, who will be taking over as Town Engineer. He stated that he enjoyed working with the Planning Board and thinks it does a great job for Hamburg.

REGULAR MEETING

Public Hearing – 7:00 P.M., Alliance Homes – Requesting Preliminary Plat Approval of a proposed two-lot subdivision to be located at S-5100 Bayview Road

Andy Gow from Nussbaumer & Clarke, representing the applicant, reviewed the proposal and stated that the topographic information was added to the Preliminary Plat. He further stated that the house will be at an elevation of approximately 730 feet, and the bottom of the bank of Rush Creek is at 722 feet.

Ms. McCormick read the notice of public hearing as follows:

“Notice is hereby given that the Town of Hamburg Planning Board will conduct a public hearing on a two-lot subdivision proposed by Alliance Homes to be located at S-5100 Bayview Road. The public hearing will be held on March 4, 2020 at 7:00 P.M. in Room 7B of Hamburg Town Hall.”

Mr. Gow confirmed that that the house will be 102 feet from the centerline of Rush Creek.

Chairman Clark declared the public hearing open. The following people spoke:

- The gentleman who plans to build the home spoke in favor of the project. He noted that he is the son of the property owner.

Chairman Clark declared the public hearing closed.

Chairman Clark made a motion, seconded by Mr. Mahoney, to table this project and authorize the Planning Department to prepare approval resolutions for the Board’s next meeting. Carried.

Engineering Department comments have been filed with the Planning Department.

Battery Post – Requesting approval of a revised Site Plan for a proposed project at 4109 St. Francis Drive (originally approved on 6-7-17)

Susan King from King Consulting Engineers, representing the applicant, stated that the proposal is to create additional storage space for golf carts.

In response to a question from Chairman Clark, Ms. King stated that in 2017 the Planning Board approved a plan for additional golf cart storage on a different part of the property.

Ms. King stated that there is an existing fence on the property that would be extended to include the new golf cart storage area.

Mr. Jeff Lodsgen, applicant, stated that the existing golf cart storage area is enclosed by a chain link fence, and he does not want to screen the new storage area because he wants to be able to see if anyone is trespassing there.

Board members questioned whether the chain link fence is acceptable or if the area must be screened from view.

Mrs. desJardins stated that she believes that the storage of golf carts at this location is not considered "outdoor storage" that would require screening from view. She stated that in 2017 the Planning Board approved the golf cart storage plan with the chain link fence.

Mrs. desJardins stated that she would ask the Supervising Code Enforcement Official Roger Gibson how this storage area would be considered and report back to the Planning Board before the next meeting.

Mr. Quinn stated that when the Planning Board approved the 2017 plan, there was no mention of screening being required for the golf cart storage area.

In response to a question from Chairman Clark, Ms. King stated that no new landscaping is being proposed at this time.

Mrs. desJardins stated that when the Planning Board approved the 2017 project, no new landscaping was required because there was more landscaping there than was required.

Chairman Clark made a motion, seconded by Mr. Monaco, to schedule a public hearing to be held on March 18, 2020. Carried.

Engineering Department comments have been filed with the Planning Department.

Planning Board to discuss a new mixed-use law

Chairman Clark stated that he originally spoke with Councilwoman Farrell, who advised him to draft a proposed mixed use law and submit it to the Town Board for review.

Board members agreed that a mixed use law would be beneficial, and they discussed the proposed law that Chairman Clark wrote and Ms. McCormick edited. Issues discussed were as follows:

- Prohibited uses
- Minimum lot size
- What the goal of the new law would be
- What uses should be allowed in the new district
- Where mixed use project should be allowed
- Whether a mixed use district is needed and whether it is too restrictive
- The difference between a PUD district and the proposed mixed use district
- Whether walkability is something the Town wants to promote

- Whether the proposed law should be reviewed by the Code Review Committee
- Whether ground mounted solar arrays should be allowed in the new district
- Whether a Special Use Permit should be required for certain permitted uses

Attorney Puglisi stated that she has concerns about certain sections of the proposed law.

Board members agreed to discuss the proposed law again at its next meeting.

OTHER BUSINESS

Mr. Chapman made a motion, seconded by Mr. Mahoney, to approve the minutes from February 19, 2020. As the vote on the motion was six (6) ayes and one (1) abstention (Chairman Clark), the motion carried.

Mr. Chapman made a motion, seconded by Mr. Schawel, to adjourn the meeting. The meeting was adjourned at 8:00 P.M.

Respectfully submitted,
Kaitlin McCormick, Secretary
March 10, 2020