

Town of Hamburg
Planning Board Meeting
June 17, 2020
Minutes

The Town of Hamburg Planning Board met for a Regular Meeting at 7:00 P.M. on Wednesday, June 17, 2020 via Webex. Those attending included Chairman William Clark, Doug Schawel, Al Monaco, Robert Mahoney, Dennis Chapman, Megan Comerford and Kaitlin McCormick.

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

REGULAR MEETING

Monckton Family Trust - Requesting Preliminary Approval of a three-lot subdivision to be located at 2819 Lakeview Road

Attorney Richard Friedfertig, representing the applicants, stated that the rezoning application has been withdrawn and the applicants would like to proceed with the subdivision request.

Mrs. desJardins stated that the only lot size requirements for C-2 properties is that the lot must be at least 100 feet wide at the building line. She noted that the proposed lots meet that requirement. She further stated that a copy of the Moncton Family Irrevocable Trust was sent to each Board member for review.

Mr. Reilly stated that in conjunction with the future update to the Town's Comprehensive Plan, these properties may be rezoned to residential.

Mr. Reilly stated that if the applicants wish to develop the vacant lot in the future, they would have to return to the Planning Board for review.

In response to a question from Mrs. Comerford, Mrs. desJardins stated that the Town plans to revise the Town Code so that if a building that is considered an existing non-conforming use is damaged or destroyed, the building can be rebuilt in kind.

In response to a question from Mrs. Comerford, Attorney Friedfertig stated that it is his understanding that water and sewer are available to the commercial business on Lot # 1.

In response to a question from Chairman Clark, Attorney Friedfertig stated that the applicant decided to withdraw the rezoning request because they feel it is easier to just ask for the subdivision approval and because the process became too complicated.

Chairman Clark made a motion, seconded by M. Mahoney, to table this project to July 1, 2020 for a SEQR determination and schedule a public hearing to be held on July 15, 2020. Carried.

It was determined that the SEQR review will only address the subdivision of the land and not any development of the vacant parcel.

James Cleary – Requesting Site Plan Approval of a proposal to create a wedding/event center at 6653 Taylor Road

Ms. McCormick stated that the revised Parts II and III of the Environmental Assessment Statement prepared by Mr. Reilly is consistent with the Board’s discussion on June 3, 2020.

In response to a question from Mr. Chapman, Chris Wood, project engineer, stated that a dumpster is proposed in the northeast corner of the site that was added some time ago. He noted that it would be fenced in and would be a standard size commercial dumpster.

In response to a question from Mr. Chapman, Mr. Wood stated that the project team decided that it probably would be a good idea to have a dumpster on the site.

Mr. Reilly advised Board members that no conditions may be placed on the SEQR determination.

Chairman Clark made the following resolution regarding SEQR, seconded by Mr. Chapman:

„**WHEREAS**, the Town of Hamburg received a Site Plan application from James Cleary requesting Site Plan Approval of a wedding/events center to be located at 6653 Taylor Road; and

WHEREAS, the proposed action is an Unlisted Action under the State Environmental Quality Review Act (SEQRA); and

WHEREAS, the Town Planning Board has received input from the Town’s Advisory Boards; and

WHEREAS, in accordance with Part 617 of the implementing regulations pertaining to Article 8 (SEQRA) of the Environmental Conservation Law, the Hamburg Planning Board has reviewed Part 1 of the FEAF, completed Part 2 and Part 3 of the FEAF, and reviewed the criteria for determining significance in accordance with Section 617.7 of SEQRA.

NOW, THEREFORE BE IT RESOLVED, the Hamburg Planning Board, in accordance with the State Environmental Quality Review Act (SEQRA) has determined that the proposed project will not adversely affect the natural resources of the State and/or the health, safety and welfare of the public, and is consistent with social and economic considerations, and therefore issues a SEQRA Negative Declaration in accordance with Section 617.7 of the SEQRA regulations; and

BE IT FURTHER RESOLVED THAT, the Planning Board Chairman is authorized to sign the Environmental Assessment Form (EAF), which will act as the Negative Declaration.” Carried.

In response to a question from Mr. Mahoney, Mr. Cleary, applicant, stated that he anticipates starting construction in October 2020 and open in the summer of 2021.

OTHER BUSINESS

Ms. McCormick made a motion, seconded by Mr. Mahoney, to approve the May 20, 2020 minutes. Carried.

Ms. McCormick made a motion, seconded by Mrs. Comerford, to approve the June 3, 2020 minutes. Carried.

Mr. Schawel made a motion, seconded by Mr. Mahoney, to adjourn the meeting. The meeting was adjourned at 7:30 P.M.

Respectfully submitted,
Kaitlin McCormick, Secretary

June 23, 2020