

Town of Hamburg
Planning Board Meeting
July 1, 2020
Minutes

The Town of Hamburg Planning Board met for a Work Session at 7:00 P.M., followed by a Regular Meeting at 7:00 P.M. on Wednesday, July 1, 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.

WORK SESSION

Lindsay Buncy/Marie Domon-Pazch – Requesting Site Plan Approval of the addition of a coffee shop and co-working space at 4900 Lakeshore Road

Marie Domon-Pazch, applicant, stated that she and Lindsay plan to be Hamburg's first co-working space with a café on the lake. She stated that "co-working" is similar to a gym or country club membership and members select which membership works best to access the work space provided. She noted that an open co-working space would be provided, as well as dedicated desks and a few private office spaces and conference rooms.

Ms. Domon-Pazch stated that the owner of the building operates a salon at the site and would continue along with the two (2) new businesses. She further noted that they would like to have the co-working space up and running by the fall, and the hope is that the coffee shop would open by the end of the year.

Ms. Doman-Pazch stated that the existing parking lot would be reconfigured. She noted that the co-working space would use approximately 1,500 sq.ft. of the front of the building and the official hours of operation would be Monday through Friday between 10:00 AM and 6:00 PM although access, depending on membership, would be 24/7. She stated that the capacity of the co-working space would be no more than six (6) permanent occupants at any given time. She noted that research shows that no more than ten (10) percent of members would occupy the space at a time.

In response to a question from Ms. McCormick, Ms. Doman-Pazch stated that she would not expect more than six (6) permanent members to occupy the co-working space at any given time because of what would be provided in terms of desks, offices, etc. She further stated that the rest of the space would be open and moving, so some people might be there for a few hours at a time, rather than all day.

Ms. Doman-Pazch stated that the coffee shop, 49 Coffee, would occupy what is currently an apartment on the right side of the building and the hours of operation would be 7:00 AM to 7:00 PM. She noted that during the current pandemic, the maximum occupants in the cof-

fee shop would be eight (8) and most people would pick up their coffee and go, rather than sitting in the coffee shop. She stated that the coffee shop would have a pick-up option and this would be the applicant's second location (one exists in Springville).

Ms. Doman-Pazch stated that the peak hours for the coffee shop would be between 7:00 AM and 1:00 PM, and the co-working space peak hours would be between 10:00 AM and 5:00 PM or 6:00 PM.

Ms. Doman-Pazch stated that there would be one or two staff members at the coffee shop, but they will have the option to park in the existing garage on the property or utilize Uber to get to the job. She noted that she would be the only employee at the co-working space and she could easily get a ride to work.

Ms. Doman-Pazch stated that the existing salon operates in the rear of the building Tuesday through Thursday from 10:00 AM until 8:00 PM and on weekends. She stated that she does not see potential for conflict with the parking availability because the co-working space would probably not be very busy on Fridays or Saturdays. She noted that no more than one (1) or two (2) employees would be working in the salon at a given time and they would be limited to one (1) client each. She stated that there are three (3) stations in the salon.

Ms. McCormick advised Ms. Doman-Pazch that she will be interested in hearing how the parking would work at full capacity rather than with Covid-19 restrictions. Ms. Doman-Pazch responded that typically no more than 10% of the membership of the co-working space would be in the building whether Covid-19 restrictions are in place or not. She stated that the coffee shop owners would be willing to restrict the number of patrons, and they all want to keep people safe from here forward even if there are no Covid-19 restrictions. She stated that all three (3) business owners are fairly confident moving forward even without Covid-19 regulations but still abiding by them.

Ms. McCormick stated that Ms. Doman-Pazch's response to her comment makes sense in the near term, but she is concerned that at some point the salon will want to have all three (3) stations operating at once, for example.

Ms. Doman-Pazch responded that the three (3) businesses would not be busy at the same time and their hours of operation would be complimentary, and the three (3) business owners do not see a scenario where all three (3) are very busy at the same time. She further noted that it is not anticipated that more than 20 people would occupy the building at the same time.

Ms. Doman-Pazch stated that there are at least two (2) existing parking spaces that are not shown on the submitted Site Plan that are not entirely on the 4900 Lakeshore Road parcel, and there are three (3) additional parking spots inside the garages on the property that would not impede movement in the parking lot. She noted that she is not worried about having more people in the building than there are parking spaces available. She stated, however, that if that scenario ever did occur, there is a parking lot across the street with a crosswalk that could be used, and the owners of both the Public House and air bnb south of this site and a residential property north of the site have indicated that she can utilize some of their parking on occasion if need be.

Ms. Doman-Pazch stated that this property is on the Seaway Trail, so people can bike to this building, come via Uber or Hamburg Taxi, or get there by bus.

Mr. Chapman stated that he visited the site and does not see that there is enough parking for these businesses. He further stated that the applicant cannot guarantee the Board that no more than 10% of the co-working space customers will utilize that space at one time.

Ms. Doman-Pazch responded that if the co-working space membership gets too high and she is very successful, she will open an additional location.

Mrs. desJardins advised Ms. Doman-Pazch to provide correspondence from the nearby property owners who would allow parking on their properties if needed. She also advised the applicant to provide written correspondence from the owner of the vacant parcel to the north on which part of two (2) parking spaces exist indicating that the applicant has permission to use that part of the vacant parcel.

Chairman Clark stated that the Planning Board must ensure that the traffic pattern of the parking lot is safe.

In response to a question from Ms. McCormick, Ms. Doman-Pazch stated that there would be an app that she is looking to implement whereby customers can text to find out if work space is available at the time they would like to arrive.

Mrs. desJardins confirmed that Roger Gibson, Supervising Code Enforcement Official, has determined that the proposed uses are allowed in the N-C District.

It was determined that the applicants would speak to Mr. Gibson about how many handicapped parking spaces would be required, as well as the proposed signage.

Ms. McCormick asked the applicants to provide additional information regarding the plan for allowing members and patrons of the various businesses to use the outdoor area on the property.

Chairman Clark asked the applicants to provide the layout of the interior of the building (both sides).

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

Carol Lease – Requesting Preliminary Approval of a two-lot subdivision to be located at 4347 Beetow Drive

Robert Pidanick from Nussbaumer & Clarke, representing the applicant, stated that Ms. Lease would like to subdivide this parcel she owns, retain the existing home and sell the newly created parcel. He stated that the existing shed and garage on the newly created parcel will be removed. He further stated that the new lot would require variances for lot width and lot area.

It was determined that the Planning Board cannot act on this request unless/until the required variances are obtained from the Board of Zoning Appeals.

Mrs. desJardins stated that the Planning Board is being made aware of this proposed subdivision and the applicant will return to the Planning Board for review if the variances are granted.

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

REGULAR MEETING

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

Attorney Richard Friedfertig appeared on behalf of the applicants.

Mr. Reilly stated that the Planning Board will be segmenting its SEQRA review and is not considering any future commercial development on the site. He stated that any future development will require further SEQRA review and Site Plan Approval.

Chairman Clark made the following motion regarding SEQRA, seconded by Mr. Schawel:

„Whereas, the Town of Hamburg received a Subdivision applicaiton from the Moncton Family Trust requesting Preliminary Approval of a three-lot subdivision to be located at 2819 Lakeview Road; and

Whereas, the project 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.

Now, Therefore, Be It Resolved, that in accordance with SEQRA, the Town of Hamburg Planning Board 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 the social and economic considerations and therefore issues a SEQRA Negative Declaration in accordance with Section 617.7 of the SEQRA regulations.

Be It Further Resolved, that any commercial development on this site will have to be approved by the Planning Board in the future; and

Be It Also Further Resolved, that the Planning Board Chairman is authorized to sign the EAF (Environmental Assessment Form), which will act as the Negative Declaration.“

Carried.

Chairman Clark made a motion, seconded by Mr. Chapman, to schedule a public hearing to be held on July 15, 2020. Carried.

OTHER BUSINESS

Ms. McCormick made a motion, seconded by Mrs. Comerford, to approve the June 17, 2020 minutes with a minor correction. Carried.

Mr. Reilly discussed the upcoming Town Board public hearing regarding the proposed new solar law.

Chairman Clark stated that a proposal from the air quality experts was received and he asked that a resolution be sent to the Town Board for its upcoming meeting to approve that proposal.

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

Respectfully submitted,
Kaitlin McCormick, Secretary

July 13, 2020