

Town of Hamburg
Planning Board Meeting
September 1, 2021
Minutes

The Town of Hamburg Planning Board met for a Regular Meeting at 7:00 P.M. on Wednesday, September 1, 2021 in Room 7B of Hamburg Town Hall. Those attending included Chairman William Clark, Vice-Chairwoman Kaitlin McCormick, Doug Schawel, Bob Mahoney, Megan Comerford and Dennis Chapman.

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

Excused: Al Monaco

REGULAR MEETING

David Braasch - Requesting a Special Use Permit to operate an Air B & B at 4708 Clifton Parkway

Mr. Chapman made a motion to table this request because the Planning Board did not receive the requested information in a timely manner.

David Braasch, applicant, apologized for not addressing each of the requirements for a bed-and-breakfast establishment in writing as requested at the August 18, 2021 Planning Board meeting.

Chairman Clark stated that the specific issue the Planning Board has regarding this request is the fact that the home must be occupied by the owner when rented.

Ms. McCormick advised Mr. Braasch that in order to have a complete application, he must address each of the requirements for a bed-and-breakfast one by one.

Ms. McCormick seconded Mr. Chapman's motion to table. All members voted in favor of the motion.

Mr. Braasch was advised that the requested documentation must be submitted to the Planning Department no later than Friday, September 10, 2021. He was further advised to submit the survey of his property and indicate which part of the building would be rented and where the off-street parking is located for the renters.

Bob Johnson - Requesting Site Plan Approval of a proposal to construct a brewery/restaurant on vacant land adjacent to 4046 Lake Shore Road

Anthony Pandolfe from Carmina Wood Morris, project engineer, stated that the Site Plan had been revised very recently based on comments received from the New York State Department of Transportation (NYSDOT).

Mr. Pandolfe stated that the NYSDOT will not allow access onto Lakeshore Road, so that proposed access has been removed and the only access to the brewery would be through the ex-

isting Peg's Place parking lot. He noted that removing the access allowed him to gain four (4) more parking spaces.

Mr. Pandolfe stated that this project was presented to the Shoreline Revitalization Committee on August 26, 2021 and that committee approved the project.

Mr. Pandolfe stated that an archeological study was done at the site, the field work is done and a report is being finalized. He noted that he has been advised that the authors of the report will be recommending to the New York State Office of Parks, Recreation and Historic Preservation that there is no impact on historic or archeological resources.

In response to a question from Ms. McCormick, Ms. Jarrell stated that an access agreement would be required between Peg's Place and the brewery for access.

In response to a question from Mr. Reilly, Mr. Pandolfe stated that the site is located in the 100-year flood plain and the applicant is in the process of submitting a Letter of Map Revision-Based on Fill (LOMR-F) to get the site filled and have it removed from the flood plain through the Federal Emergency Management Agency.

In response to a question from Mr. Reilly, Mr. Pandolfe stated that he will submit a traffic analysis showing that the parking calculations will work and what the internal traffic pattern would be. He noted that 250 seats and 142 parking spaces are proposed, which he feels is quite sufficient.

Board members reviewed the environmental issues addressed in the Environmental Assessment Form.

In response to a question from Ms. McCormick, Mr. Pandolfe stated that the site will have to be raised above the flood plain and he does not think that more than one (1) foot would be required.

It was determined that the Waterfront Revitalization Committee must submit the Waterfront Assessment Form to the Planning Board before a SEQR determination is made.

Mrs. Comerford asked Mr. Pandolfe to provide information regarding how busses and limos will be accommodated on the site.

Ms. Jarrell suggested that the applicant provide a bar line on the pavement for the brewery patrons as they enter the Peg's Place parking lot to avoid any confusion.

In response to a question from Mr. Chapman, Bob Johnson, applicant, stated that he has given the adjacent apartment tenants permission to use his access when necessary.

In response to a question from Ms. McCormick, Mr. Pandolfe stated that he will investigate adding a bike rack for bicyclists visiting the brewery and a dedicated access to the brewery for the bicyclists.

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

Engineering Department comments have been filed with the Planning Department.

OTHER BUSINESS

Ms. McCormick made a motion, seconded by Mr. Chapman, to approve the revised August 4, 2021 minutes. Carried.

Ms. McCormick made a motion, seconded by Mr. Mahoney, to approve the August 18, 2021 minutes. As the vote on the motion was five (5) ayes and one (1) abstention (Mr. Chapman), the motion carried.

Board members reviewed the planning process and procedures.

Mrs. Comerford asked that the agendas include wording at the bottom indicating when and for which projects public input will be solicited. Mrs. desJardins asked Board members to email her how they would like the agendas worded.

Board members discussed the idea of only discussing certain aspects of large projects during a meeting in order to reduce the length of that meeting. It was suggested that when a large project is tabled, the Planning Board should indicate what aspect(s) of the project it plans to discuss at the following meeting.

Mr. Schawel made a motion, seconded by Mrs. Comerford, to adjourn the meeting. The meeting was adjourned at 7:50 P.M.

Respectfully submitted,
Megan Comerford, Secretary
September 9, 2021