

TOWN BOARD MEMBERS PRESENT:

Steven J. Walters	Supervisor
Michael Quinn	Councilman
Thomas Best, Jr.	Councilman

ALSO PRESENT: Catherine A. Rybczynski, Town Clerk
Mary Dosch, Sr. Account Clerk; Joe Collins, Deputy Town Attorney; Drew Reilly, Planning Consultant; Tom Best, Sr., Highway Superintendent

Supervisor Walters calls the meeting to order at 5:30 pm

Drew Reilly comments that they have a public hearing this evening on the Zak Management rezoning. A couple of meetings ago they changed the PUD zoning to allow certain business uses and recreation uses. Mr. Kryszak is proposing to do a PUD plan for his property. Right now he has two outdoor volleyball courts on his property and the town informed him that he cannot continue to do that. He also would like to put up a facility for indoor volleyball courts. In order to do this the Town recommended that he rezone his property to PUD. The recommendation from the Planning Board and Code Review is that this would not be a problem and would legitimize what he is already doing there and would expand that use. He reviews the following Planning Board, Code Review Committee and Engineering Project reports:

ARCHITECTURE ENGINEERING PLANNING ENERGY SERVICES CONSTRUCTION MANAGEMENT



MEMO

To: Hamburg Town Board
From: Drew Reilly – Planning Department
Date: March 28, 2016
RE: Planning: Town Board Items

The following is an update to the Town Board on Planning Department/ Town Planning projects:

- A. Rezoning Items: Zak Management - Jeffrey Boulevard Rezoning: PB recommended and public hearing is being held tonight. Cleary rezoning – public mini-storage Southwestern Boulevard; the public hearing (PB recommended) was held on 3/14/16 (No action to be taken until Town Attorney’s office resolves questions concerning sale of the property).
- B. The Planning Board’s next meeting is 4/6/16. Agenda items include a Farmers Market proposal at Gullo’s, a self-storage building on Maelou drive, a senior apartment complex in front of the Brookview apartments, the Clifton Heights apartments (Hannania rezoning), a Dollar General, an amendment of the Villas at Brierwood, a 14 lot subdivision on Niles avenue, and an ice cream store at Camp and Lakeshore road. See attached agenda for additional information.
- C. The Code Review committee is also working on the following code revisions: elimination of temporary SUP’s, approval of barbed wire by the Planning Board (not ZBA), dogs allowed to not be leashed, transient merchant law (adding background check), and e-cigarettes (adding to prohibition on smoking on Town property). Other small revisions have also been added; sign law updates, size of attached garages and amendments to the Town’s “Training” requirements law. It is the Planning Department’s recommendation that once all of these code revisions are ready that they be processed all together. See attached notes from the last Code Review meeting on 3/16/16.

In the meantime, if you have any questions, do not hesitate to contact me or Sarah.

140 John James Audubon Pkwy, Suite 201, Buffalo, NY 14228 p 716.688.0766 f 716.625.6825 w wendelcompanies.com **groundbreaking**

BUFFALO, NY MINNEAPOLIS, MN, NEW YORK METRO PHOENIX, AZ RICHMOND, VA WASHINGTON, DC

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Legal Notice
Town of Hamburg
Meeting – April 6, 2016

The Town of Hamburg Planning Board will meet for a Work Session at 6:30 P.M., followed by a Regular Meeting at 7:00 P.M. on Wednesday, April 6, 2016 in Room 7B of Hamburg Town Hall, 6100 South Park Avenue, to discuss and/or approve the following:

WORK SESSION

1. Gullo's Garden Center (4767 Southwestern Boulevard) – Requesting an amendment to the existing Special Use Permit to allow a Farmers' Market on Sundays from July to October
2. RGDM, LLC Self Storage (Vacant land adjacent to 5640 Maelou Drive) – Requesting Site Plan Approval of a 3,200 sq.ft self-storage building
3. Glenn Wetzl – Requesting Sketch Plan Direction on a proposed senior apartment project on Southwestern Boulevard in front of the Brookview Apartment complex

REGULAR MEETING

1. Public Hearing – 7:00 P.M., Oscar Williams – Requesting a Change in Use and Site Plan Approval of an ice cream store to be located at 4187 Lakeshore Road
2. Clifton Heights Apartments – Requesting Site Plan Approval of a new apartment community on vacant land located at 4819 Southwestern Boulevard
3. Lucia's Restaurant (4151 Lakeshore Road) – Requesting Planning Board approval of a revised site plan
4. Dollar General – Requesting Sketch Plan Review of a proposed new 7,510 sq.ft. store to be located on vacant land, west side of South Park Avenue, just north of Southwestern Boulevard
5. David Homes – Requesting an amendment to the approved Site Plan for the Villas at Brierwood (Southwestern Boulevard)
6. Frank Russo – Requesting Preliminary Approval of a 14-lot subdivision as an extension of Niles Avenue

OTHER BUSINESS

1. Sinatra & Company and Essex Homes to discuss plans for the Franciscan Motherhouse Property (South Park Avenue and Sowles Road)

Daniel O'Connell, Chairman
William Clark, Secretary
Planning Board

Dated: March 21, 2016

Hamburg Code Review Committee
 March 16, 2016
Meeting Notes/ Actions

- I. Rezoning Issues (the following were all reporting items- no actions were taken)
1. 4701 Big Tree Road; request to rezone 42 acres of land from C-1 and R-1 to R-3 for a multi-family development. Gave further input at October, 2015 meeting (applicant needs to decide); **Have not heard from since that meeting**
 2. Backus- Lakeshore Road: WC to NC: **have not heard anything**
 3. 6685 Southwestern – RA zoning wants business; gave direction- **no new information or application**
 4. 5272 South Park (NE corner with Sowles- Sister's facility); **gave input at last meeting; no additional information received**
 5. South Park Landscaping business (direction given at last meeting); Kurt not in attendance to report- **Committee not in favor of higher zoning needed for landscape business- possibly consider NC, but does not allow landscape business and outdoor storage.**
- II. Code Issues
- Outstanding:
1. Conservation Area language- started- possible moratorium; on hold- No additional information.
- Other/Newer issues:
1. Temporary SUP's; eliminate 280-310 B (1) and (2), Barbed wire; section 280-277 A. 2. - PB approval instead of ZBA, Leashing of dogs (**Input being received from Town Clerk and wants to add new parts per State law**), Transient merchant's law revision; background check, and E-cigarettes – all ready for adoption process, except as noted
 2. Construction noise/ working on weekend: Input received at previous meeting; Planning and BI to look into; No action being taken at this time
 3. Sidewalk maintenance; get copies of Amherst and V. Hamburg laws- specific issue on damaged sidewalks; **Have looked at this in the past numerous times. The Town Attorney's office will look at it again and report to the committee.**
 4. Kurt added: unlimited size attached garages and updates to new sign law (including exception for existing pole signs to be converted to ground signs- no limitation on frontage)- **copy given to Mr. Collins for review at the Town Attorney's office.**
 5. Setback from top of bank along lakefront; **Kurt and Drew working on draft**

6. PIP law update; insurance (**Town attorney to take care of in PIP application**)
7. Town Training law update; **Town attorney's office to provide input on process (Town Attorney's office responsible) and acceptable training**
8. **Bed and Breakfast allowed in R districts (Drew to draft appropriate restrictions; size of lot, adequate parking, etc.)**

ARCHITECTURE ENGINEERING PLANNING ENERGY SERVICES CONSTRUCTION MANAGEMENT

**MEMO**

To: Hamburg Town Board
From: Wendel, Interim Town Engineer
Date: March 28, 2016
RE: Engineering Project Update

The following is an update to the Town Board on Engineering Department projects and activities:

- A. Mt Vernon Sewer District – CIPP Lining
 - a. There is approximately 1,900 linear feet of pipe remaining to be lined under the current work order. USI cannot begin this work until multiple spot repairs are completed. The spot repairs are to be completed as part of the Lakeshore Road/Mt Vernon Blvd Sewer Replacement project.
- B. Mt Vernon Sewer District - Lakeshore Road/Mt Vernon Blvd Sewer Replacement
 - a. NCI submitted their final design report, design plans and specifications to ECDEP and all necessary agencies for design approval. Once NCI receives approval from all agencies the project will go out to bid.
- C. RR Quiet Zone – Phase 2 – Bayview, Pleasant and Lakeview
 - a. The Design Report has been modified to include the Bayview Road crossing as part of the report and not a separate preferred alternative until a final decision is made on the closing of the Bayview Road crossing.
 - b. The Federal Railroad Administration has requested an onsite field meeting at each location to review the design plans. This meeting is occurring on April 5. Rick Lardo and representatives from Wendel, Erdman Anthony, NYSDOT, and FRA will be attending the meeting.
 - c. Wendel has developed a cost for engineering services and an estimate of the construction cost for the Bayview Road crossing closure alternative and will be presenting to the Town Board at a future meeting.
- D. Lake Erie Watershed Protection Alliance
 - a. The Lake Erie Watershed Protection Alliance is soliciting proposals for water quality projects within the Lake Erie Watershed. Stormwater outfalls along the shoreline offer a great opportunity to implement green infrastructure practices, specifically those located near beaches. Wendel has identified various locations in the Town of Hamburg that may be eligible for funding. The funding can be used as seed money (for survey work and initial design) to obtain a larger grant for construction of the proposed project. Proposals are due by April 20, 2016.

If you have any questions, do not hesitate to contact Wendel (Drew Reilly or Shawn Dailey).

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Mr. Reilly comments that Mr. Burke has been calling concerning his request for a reduction in the fee that was discussed at a previous Work Session. A resolution was prefiled to refund 50% of the fee. However, the resolution was pulled and never passed. Mr. Reilly states that he has gone on record that he would not make any changes in fees unless there was very extenuating circumstances.

The Town Board discusses the issue.

The Town Board decides not to issue a refund.

Mr. Reilly now reviews the Engineering report (above).

Mr. Reilly urges the Town Board to read the changes to the Fair Housing Law that will be the subject of a public hearing to be held on April 25, 2016.

Joe Collins, Deputy Town Attorney, hands out information on the Cleary rezoning that the Town Attorney wanted him to bring to their attention.

The Town Board discusses two late resolutions.

1.

On a motion of Supervisor Walters, seconded by Councilman Quinn, the following resolution was

ADOPTED	Ayes	3	Walters, Best, Quinn
	Noes	0	

RESOLVED, that the Town Board move into Executive Session at 5:55 pm on two personnel matters pertinent to specific employees, a land acquisition matter, labor contract updates and a contractual legal matter.