

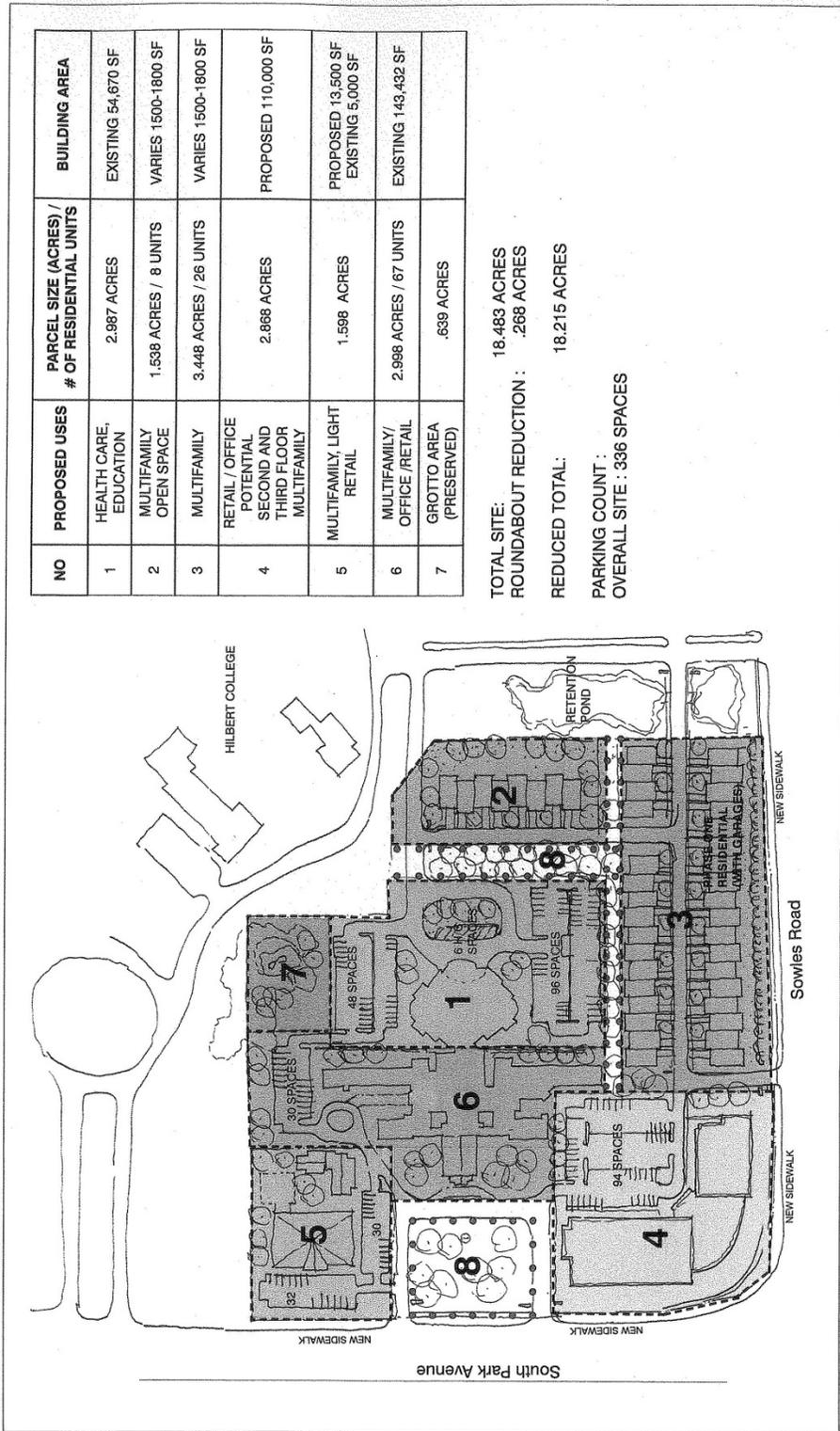
TOWN BOARD MEMBERS PRESENT:

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

ALSO PRESENT: Catherine A. Rybczynski, Town Clerk
Mary Dosch, Sr. Account Clerk; Walter Rooth, III, Town Attorney; Christopher Hull, Director of Community Development; Drew Reilly, Planning Consultant

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

Sean Hopkins comments that he is present to let the Town Board know about the proposed redevelopment of the Franciscan Motherhouse property located on South Park adjacent to Hilbert College. He submits a conceptual plan showing what it could be (as attached). This has been reviewed by the Code Review Committee and the next step would be to file a rezoning application.



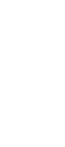
NO	PROPOSED USES	PARCEL SIZE (ACRES) / # OF RESIDENTIAL UNITS	BUILDING AREA
1	HEALTH CARE, EDUCATION	2.987 ACRES	EXISTING 54,870 SF
2	MULTIFAMILY OPEN SPACE	1.538 ACRES / 8 UNITS	VARIES 1500-1800 SF
3	MULTIFAMILY	3.448 ACRES / 26 UNITS	VARIES 1500-1800 SF
4	RETAIL / OFFICE POTENTIAL SECOND AND THIRD FLOOR MULTIFAMILY	2.868 ACRES	PROPOSED 110,000 SF
5	MULTIFAMILY LIGHT RETAIL	1.598 ACRES	PROPOSED 13,500 SF EXISTING 5,000 SF
6	MULTIFAMILY/ OFFICE (RETAIL)	2.988 ACRES / 67 UNITS	EXISTING 143,432 SF
7	GROTTO AREA (PRESERVED)	.638 ACRES	

TOTAL SITE: 18.483 ACRES
 ROUNDABOUT REDUCTION: .268 ACRES
 REDUCED TOTAL: 18.215 ACRES
 PARKING COUNT: 336 SPACES
 OVERALL SITE: 336 SPACES











FRANCISCAN MOTHERHOUSE PROPERTY
 Rezoning Plan
 March 10, 2016
FLYNN|BATTAGLIA
 ARCHITECTURE | PRESERVATION | PLANNING | BUILDING SCIENCE

Mr. Hopkins and the Town Board discuss the plan.

Drew Reilly and Mike Ledecker give a report on the Railroad Quiet Zones and the potential Bayview Road crossing closing.

Mr. Reilly then comments that Mr. Ledecker will give the Town Board something in the next week or two outlining the whole process.

Mr. Reilly then reviews the Planning Department report (as attached), Code Review Committee Agenda items (as attached) and the Engineering project update (as attached)

The Town Board and Mr. Reilly discuss the rezoning items on the Planning Department reports.

ARCHITECTURE ENGINEERING PLANNING ENERGY SERVICES CONSTRUCTION MANAGEMENT



MEMO

To: Hamburg Town Board
From: Wendel, Interim Town Engineer
Date: April 25, 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. NCI is continuing to receive comments from the various agencies. 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. The Design Report was resubmitted to the NYSDOT addressing their initial comments.
 - b. 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.
- 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. Wendel has submitted a proposal on behalf of the Town (which is attached).
- E. Stormwater Annual Report**
 - a. The Stormwater Annual Report is due June 1, 2016. The report should be made available for public comment 30 days prior to the June 1 submission. Authorization is needed to proceed.

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

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

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ARCHITECTURE ENGINEERING PLANNING ENERGY SERVICES CONSTRUCTION MANAGEMENT



MEMO

To: Hamburg Town Board

From: Drew Reilly – Planning Department

Date: April 22, 2016

RE: Planning: Town Board Items- 4/25/16 meeting

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 was held on 3/28/16. Several issues arose at that hearing, including the issue of a bar to be located at the site. Based on these issues, the Town Board referred the rezoning back to the Planning Board. This will be on the Planning Board agenda in May.

Cleary rezoning – public mini-storage Southwestern Boulevard; the public hearing (PB recommended) was held on 3/14/16. No action was to be taken until the Town Attorney's office resolved questions concerning sale of the property. It is my understanding that the rezoning can proceed, once the Town Board authorizes the Planning Department to prepare resolutions.

Hannania Rezoning – The project received a rezoning on 11/23/15 from the TB and the applicant is now appearing before the PB for site plan approval. An issue has arisen that the applicant believes affects the condition of the rezoning. The Town Board has scheduled a public hearing to potentially change the rezoning condition. The Planning Board at its 4/20 meeting recommended this amendment and conditionally approved the site plan.

- B. The Planning Board held their meeting on 4/20/16. A Farmers Market proposal at Gullo's was approved, a sketch plan for a senior apartment complex in front of the Brookview apartments was presented and the applicant was told that they could proceed with a full application, the Clifton Heights apartments (Hannania rezoning) was conditionally approved and the rezoning condition recommended for revision, an amendment of the approved Villas at Brierwood project was partially discussed then tabled until the applicant addresses outstanding issues from the first phase construction (sidewalks) , a 14 lot subdivision on Niles avenue was discussed, and Lucia's amended site plan was approved. See attached agenda for projects on the Planning Board's next meeting.

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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- C. The Code Review committee is 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 (additional revision also recently provided by the Town Clerk, including a new definition of kennels), 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, amendments to the Town's "Training" requirements law, solar law, allowing B&B's in the R-1 district, setbacks from the Lake top of bank, and some law updates to the building code.

It is the Planning Department's recommendation that these revisions be broken up into zoning code revisions and non-zoning code revisions (Town Attorney's office recommended) for processing purposes. We will probably move forward on those codes that are presently ready and then shortly after that do the next set of revisions. If done close enough together, we can keep Town costs down by having Code Publishers amend the Code only once. The next Code Review meeting is on 5/18/16 at 3:45 pm.

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

Hamburg Code Review Committee
 April 20, 2016
AGENDA-NOTES (DRAFT)

I. Rezoning Issues

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)- **No new info.**
2. 5272 South Park (NE corner with Sowles- Sister's facility)- **applicant has discussed- awaiting application**
3. South Park Landscaping business (**direction given at previous meeting**); **Kurt reported- told no to landscaping business**
4. **Outstanding Rezoning**s: Krysak, Cleary, Hannania - **updated**

II. Code Issues

Outstanding:

1. Conservation Area language- started- possible moratorium; **on hold.**

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 (remove exemptions- **input from TC received and new items added including definition of kennels**), Transient merchant's law revision; background check, and E-cigarettes – **all ready for adoption process**
2. Construction noise/ working on weekend: Input received at previous meeting; Planning and BI to look into; **No action being taken**
3. Sidewalk maintenance; get copies of Amherst and V. Hamburg laws- specific issue on damaged sidewalks- **No action**
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). **At meeting also brought up changes to Building code; above ground pools, plumbing licensing, and unsafe buildings and structures- admin fees. Kurt to finalize these.**
5. Setback from top of bank along lakefront; **draft discussed; Kurt to finalize this law.**
6. **Town Training law update; Town attorney input received; committee agreed to allow 2 hours of on-line training.**
7. **NEW: Bed and Breakfast allowed in R districts (restrictions); committee agrees with stipulation of 1-2 acres.**
8. **NEW: Solar law. Copies from other communities provided**
9. **NEW: Ice cream facilities (seasonal facilities)- reporting item, relates to transient merchant law.**

Legal Notice
Town of Hamburg
Meeting – May 4, 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, May 4, 2016 in Room 7B of Hamburg Town Hall, 6100 South Park Avenue, to discuss and/or approve the following:

WORK SESSION

1. William Barrett – Requesting Site Plan Approval of an ice cream business at 4904 Lakeshore Road

REGULAR MEETING

1. Public Hearing – 7:00 P.M., Charley Kumet – Requesting Site Plan Approval of a 3,200 sq.ft. pole barn at 5407 Maelou Drive
2. Frank Russo – Requesting Preliminary Approval of a 14-lot subdivision as an extension of Niles Avenue
3. David Homes – Requesting an amendment to the approved Site Plan for the Villas at Brierwood (Southwestern Boulevard)
4. Zak Management (Jeffrey Kryszak) – Requesting rezoning of property located at 4090 Jeffrey Boulevard from M-1 and M-2 to PUD (Planned Unit Development).
5. Michael Jablonski – Requesting a Special Use Permit to erect a residential wind energy conversion system on property located at 3134 Old Lakeview Road

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

Dated: April 21, 2016

Mr. Cleary comments that he is willing to do whatever is necessary to beautify the corridor. He is willing to put a stockade fence up along the Fadale's property, 8 feet tall and do some landscaping. In the back of their property they have raised the level of the property 10 feet. There is a large tank on their property that was dug up. They have created water issues by bringing in numerous loads of dirt. He is willing to work with them. His storage units are only 8 feet tall. From the back they will be looking down at his property.

Supervisor Walters comments that they were audited by New York State Agriculture and Markets, for Dog Control, and they received a satisfactory report.

Catherine Rybczynski, Town Clerk, clarifies that this was just a follow-up. In February they received an unsatisfactory report so, in March, she and Councilman Best met with the Police Chief, Tom Taylor and two representatives from NYS Ags & Mkts to rectify the issues that they found. The report he is referring to is when she came back again and she said it was satisfactory.

Supervisor Walters reports that the Town has received notice from Carrier Coach that they are closing down their facility in the Town of Hamburg.

Councilman Best questions what will happen to the property?

Supervisor Walters responds that they did reach out to the company and they have stated that they do have the property on the market and do have some tentative interest.

Supervisor Walters then comments that about 2 years ago they had some military training take place in Hamburg where the Black Hawks came in with some special forces training which included jumping from helicopters into the water. They are coming back this summer to do some training. He will let them know when he receives a more solid date.

Christopher Hull, Director of Community Development, comments that every year they have to certify that they the Town is affirmatively for the Fair Housing and one of the things they do is to update the law and that is what the public hearing is on this evening. This has not been updated in eleven years and the original law is 30 years old.

Councilman Quinn questions if any other Town requires the 10% of affordable housing units.

Mr. Hull comments that we would be the first community in Western New York, possibly the State, to start that. The Town is already considered the leader in Fair Housing in New York State. Scott Gehl, Executive Director, will be present at the Public Hearing. He did not receive any correspondence or comments and the proposed law has been available online for about a month.

Councilman Best questions if the Stromberg system is under contract.

Supervisor Walters responds that it is and they can discuss it in Executive Session.

1.

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

ADOPTED Ayes 3 Walters, Best, Quinn
 Noes 0

RESOLVED, that the Town Board move into Executive Session at 6:00 pm on Legal and contractual matters.