

TOWN BOARD MEMBERS PRESENT:

Steven J. Walters	Supervisor
Cheryl Potter-Juda	Councilwoman

Absent:	Michael Quinn	Councilman
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ALSO PRESENT: Catherine A. Rybczynski, Town Clerk; Mary Dosch, Sr. Account Clerk; Craig Cwick, Deputy Town Attorney; Michael Williams, Chief of Police; Erica Handley, Financial Consultant; Sarah desJardins, Planning Consultant; Amy Ziegler, Deputy Supervisor

Supervisor Walters calls the meeting to order at 6:00 pm. Councilman Quinn is not present.

Sean Hopkins comments that he and Glen Wetzel (Project applicant) are present to discuss a proposed development to be located at the intersections of McKinley, Newton and Boston State Road. It is approximately 30 acres in size. It is currently zoned R-A (Residential Agricultural) and they are proposing to rezone the site to PRD, Planned Residential District. One of the benefits of that zoning is that if the rezoning is approved the project has to be built according to the proposed plan. They are proposing 53 patio home lots along with 7 single family home lots. They previously had 10 frontage home lots and have reduced it to 7 based on input from the Code Review Committee. One of the other benefits of the PRD zoning is that it requires 40% of the project to be preserved as permanent open space. They are showing 45% greenspace which is 5% over what is required. They have also made an effort to preserve greenspace on the corners which the Code Review Committee deemed important. They have added decorative features at the corners as per the plans. The Code Review Committee had concerns about the number of curb cuts so they designed a layout that only features one curb cut. There is a possibility they may need an emergency access, which would be gated. They would like the opportunity to proceed with the rezoning process. Mr. Wetzel has previously completed many other projects in the Town of Hamburg and will be using the same format used previously which is to meet with the neighbors early in the process, solicit their input and thereby reach a consensus in terms of what the site should be. He would also note that there was a previous project proposed, not by Mr. Wetzel, which was more intensive with 110 multi-family units as well as 50 Senior Housing Units and a large church. They feel their project, which is 1/3 of the density of the other project, preserves a lot more of the site as permanent open space and has a lot more merit. He asks that they put it on the next agenda as a formal recommendation to the Planning Board.

Supervisor Walters comments that there were some concerns with respect to the site lines from Route 391. The Code Review Committee commented that the view from Route 391 would be just the backs of houses in that area.

Mr. Hopkins presents the plan that was presented at the last Code Review Committee meeting. They did several changes. Number one they added the decorative features at the intersection and number two they eliminated two frontage lots. He then points out an existing double which is not in very good condition and a sewer pump station that are on adjacent property that they do not own. They moved a cul-de-sac around removing a couple of lots and left a substantial greenspace buffer separating the backs of the lots from Route 391. He points out existing wetlands which will be preserved.

Supervisor Walters comments that the Heron Hill project that was originally proposed has been withdrawn.

The Town Board and Mr. Hopkins discuss the proposed plan.

Supervisor Walters and Councilwoman Potter-Juda agree to refer this to the Planning Board for review and comment.

The Town Board discusses the Third Quarter Schedule.

Supervisor Walters comments that the Western New York Model Railroad Engineers have inquired about the Adult Day Care building that they will be moving out of in the near future. They are interested in setting up displays and having it be a Model Train Outpost. They would like to hold meetings, hold classes for the public and open it up to the public as another activity available in Hamburg. The negative is that they are not looking to purchase or lease the building. They just want to use it. Initially they were going to put this on the market to sell it. He wouldn't be opposed to being the landlord for the site. They don't have a lot of money. They would be willing to come to a Board meeting and make a proposal so that the Town Board could review it. This would be similar to the agreement they have for the Little Red School House with the Centennial Art Center of Hamburg.

Supervisor Walters comments that the hydraulic lift at the Highway Garage ruptured leaking hydraulic oil into the soil. They immediately notified the NYSDEC and used some Town staff as well as some contractual work to do an emergency cleanup of the site. NYSDEC has signed off that the cleanup is complete in accordance with their standards. The cost to the Town was \$91,121.46 for the cleanup and to get the pumps operational again. The DEC estimate was between \$200,000 and \$250,000 so the fact that it cost \$91,000 is a benefit.

The Town Board reviews a late resolution pertaining to funding the emergency cleanup at the Highway Garage.

Chief Williams comments that he is having an issue trying to get paper towels for his employees. They have been supplied by Buildings and Grounds for years. Earlier this year the Buildings and Grounds Department put hand dryers in next to the Dispatch Office. This makes it difficult for the Dispatchers to hear phone calls and answer radios. He needs paper towels and there is no money in his budget for it. Earlier this year he had to put a bid out for repair and maintenance of Police Vehicles because he was told there was no money in the Buildings and Grounds budget

even though this had always been handled and budgeted by them. He would like to know what can be done about it.

Councilwoman Potter-Juda comments that she is all about going green and the hand dryers, in the long run do save money, but there are situations where they are not functional. If this was being budgeted every year in the past she doesn't see it as an issue.

Supervisor Walters comments that he talked to Superintendent Best and Chief Williams and would like the issue resolved. He feels the paper towels should be purchased by the Buildings and Grounds Department. This issue should be discussed when they are budgeting for it.

Chief Williams asks them to re-consider having the Buildings and Grounds Department take care of the repair and maintenance on the Police vehicles as well.

1.

On a motion of Supervisor Walters, seconded by Councilwoman Potter-Juda, the following resolution was

ADOPTED	Ayes	2	Walters, Potter-Juda
	Noes	0	

RESOLVED, that the Town Board move into Executive Session at 6:37 pm on a personnel matter.