

TOWN BOARD MEMBERS PRESENT:

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

ALSO PRESENT: Barbara S. Allen, Deputy Town Clerk  
Mary Dosch, Sr. Account Clerk; Walter Rooth III, Town Attorney; Joe Collins, Deputy Town Attorney; Drew Reilly, Planning Consultant

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

Supervisor Walters hands out a copy of the tentative budget to each Councilman stating that it has to be filed by the end of the week and they should review it.

Supervisor Walters then states that they have a public notice that has to go out and within that notice they need to delineate the salaries of elected officials. Once the salaries are published they cannot be changed. He asks if there should be raises for public officials in the 2017 budget.

The Town Board agrees that there will be no raises for public officials in the public notice.

Supervisor Walters comments that they brought up a Safety Officer at the last Department Head meeting and he is waiting for input back on that.

Supervisor Walters then states that they had a transfer out of the Police Department to the County. The reasoning was that there was more opportunity for advancement.

Councilman Best comments on the Senior Therapeutic pool on Sowles Road. He states that they only have one class that is full and the other classes only have two to three people. He also found out that there is no lease on the building. The Town owns the portion of the building with the pool.

Drew Reilly reviews his memo from the Planning Department as follows:

ARCHITECTURE ENGINEERING PLANNING ENERGY SERVICES CONSTRUCTION MANAGEMENT



## MEMO

**To:** Hamburg Town Board

**From:** Drew Reilly and Sarah desJardins – Planning Department

**Date:** September 26, 2016

**RE:** Planning: Town Board Items- 9/26/16 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 was on the Planning Board agenda in May and was to be on the June agenda but they were unable to appear. They did appear at the 7/6/16 Planning Board meeting and at that meeting stated that they would be submitting an amended rezoning application (rezone a portion of the property to PR). They also attended the Zoning Code Review Committee meeting in June to discuss other zoning options and were also present at the 7/6/16 Code meeting to discuss the amended application. An amended application was then made and this amended application was referred to the Planning Board at the 7/18/16 Town Board meeting. In general, the amended application solves some issues for the applicant (no variance needed and their proposed use is specifically allowed in that district), but the “issues” of the rezoning (the concerns of the public) still remain. It was noted in previous memos that the new rezoning invalidates the petitions received against the project (no longer meet criteria), *but it should be noted that new petitions have been received.* The Planning Board reviewed this amended application at their 7/20/16 and their 8/3/16 meetings. On 8/3/16, the Planning Board recommended this rezoning but with conditions. The Town Board, at your 8/15/16 meeting, set a public hearing for 9/26/16, which is occurring tonight. *After the Public Hearing the project will be tabled and we will need a work session with the Town Board to discuss SEQR (need to make a decision- four potential actions with a site that was the subject of a GEIS) and the rezoning (give direction on the application for resolutions). The new petitions submitted and meet the State criteria and therefore there zoning requires a super majority and will require all three votes.*

Applicants for the rezoning of the former “Sisters” property at South Park and Sowles road have made application to the Town (copy of plan given to the TB at a previous meeting), The Code Review Committee has made a formal recommendation on this request and this item

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was referred to the Planning Board by the Town Board. It is still at the Planning Board as the Town is completing a coordinated SEQR (waiting for information from the applicant).

- B. The Planning Board held their last meeting on 9/21/16. The following are the highlights of that meeting; Mr. Cleary's site plan for an expansion of his public mini storage facility at 5525 Southwestern Boulevard (previously rezoned by the Town Board and a variance received from the ZBA) was discussed (no action), Colley's pools expansion project (was on hold the last few months), Waterford Pines Subdivision Plan Phase I amendment was approved (controversial with existing neighbors), and Villas at Brierwood amended landscape plan (controversial) was discussed and tabled. I have attached the agenda for the 10/5/16 Planning Board meeting.
  
- C. The Code Review committee has made their recommendations on numerous code revisions that they have been working on this year. I am providing another copy of a summary of those code revisions for your use. At your meeting in July you referred the first set of code revisions to the Planning Board and they have recommended approval of these code revisions. We have a resolution for your tonight's Town Board meeting to set a public hearing on these revisions. We held off setting the public hearing until your meeting dates were set for October and to possibly include another proposed revision:  
  
Based on concerns of the Highway Superintendent, representatives of the Planning, Legal, Code Enforcement and Highway departments and the Planning Board chair and Town Engineer met to discuss the issue of sidewalk maintenance and repair. Currently the Town Code does not specifically address who is responsible for the repair of sidewalks. The Town Attorney's office has provided a draft law that would address this issue, which was discussed at your last meeting. It is being included with the other draft zoning code revisions.
  
- D. We are working with the Legal department on a request to place towers within the Town road ROW (claiming that they are a utility).

Mr. Reilly hands out a copy of the State Environmental Quality Review Supplemental Findings Statement specifically for all properties in Ravenwood North Industrial Park which would include 4090 Jeffrey Blvd. He then provides the Town Board with the handout for the Public hearing on 4090 Jeffrey Blvd.

Supervisor Walters comments that he thought it might be beneficial to hold a Work Session to discuss the budget.

The Town Board discusses dates and they decide to hold a Budget Work Session on Thursday October 13<sup>th</sup> at 4:30 pm.

Supervisor Walters comments that he spoke with Luke Malecki to look into setting up a special purpose fund to pay for the demolition of abandoned houses. He will have more information on this in the future.

**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 a personnel matter and the possible sale of real property.