

Town of Hamburg
Planning Board Meeting
January 6, 2016
Minutes

The Town of Hamburg Planning Board met for a Work Session at 6:30 P.M. on Wednesday, January 6, 2016 in Room 7B of Hamburg Town Hall, 6100 South Park Avenue. Those attending included Chairman Daniel O'Connell, David Bellissimo, Joseph Collins, Stephen McCabe, Augie Geraci, Doug Schawel and William Clark.

Others in attendance included Attorney Ryan McCann and Town Planners Andrew Reilly and Sarah desJardins.

WORK SESSION

James Cleary dba B & S Mini Storage (5255 Southwestern Boulevard) – Requesting rezoning from R-2 to M-2 to construct additional mini-storage buildings

Mr. Reilly stated that the applicant currently has a public mini-storage facility adjoining the property to be rezoned, which is owned by the Town of Hamburg. He noted that the Town Board was successful in getting the State Legislature to alienate the property, and the applicant plans to purchase it from the Town. He stated that the applicant would like to build two (2) additional mini-storage buildings on this parcel similar to what he currently has on the adjoining property.

Mr. Reilly stated that the applicant was directed to speak to the surrounding neighbors in the Country Woods Subdivision to obtain their input on this proposal, and the applicant has offered to install additional landscaping on the newly acquired property, clean it up at the front and provide a buffer area in the rear of the site.

Chairman O'Connell stated that there will be no additional curb cuts if this rezoning and subsequent project is approved.

Mr. Reilly stated that if the applicant is successful in getting this property rezoned, he will return to the Planning Board for Site Plan Approval of his proposed project.

Chairman O'Connell stated that the applicant has already begun cleaning up the property.

Board members agreed that they would like to see a sketch of the proposed project, the location of proposed landscaping and an aerial map of the area with the project superimposed to see how this project would fit in to the surrounding neighborhood.

In response to a question from Mr. McCabe, Mr. Reilly stated that this property was dedicated to the Town of Hamburg in connection with the approval of the Country Woods Subdivision, and that is why the property had to be alienated by the State Legislature.

Mr. Bellissimo made a motion, seconded by Mr. Clark, to table this project. As the vote on the motion was six (6) ayes and one (1) abstention (Mr. McCabe), the motion carried.

Engineering Department comments have been filed with the Planning Department.

Michael Schmidt (5139 Southwestern Boulevard) – Requesting Site Plan Approval of two (2) new self-storage buildings totaling 13,900 sq.ft.

Andy Gow from Nussbaumer & Clarke, representing the applicant, stated that the applicant currently has public mini-storage buildings at this location and would like to add two (2) additional buildings. He noted that the new buildings would be constructed in the area of the site where RVs are currently parked, and the area would be paved. He stated that the plan at this point is conceptual, and drainage still needs to be addressed.

Mr. Bellissimo made a motion, seconded by Mr. Schawel, to table this project. As the vote on the motion was six (6) ayes and one (1) abstention (Mr. McCabe), the motion carried.

Engineering Department comments have been filed with the Planning Department.

Glenn Wetzi – Requesting Sketch Plan Direction of a cluster subdivision on vacant land bordered by Route 391, McKinley Parkway and Newton Road

Mr. Reilly stated that this property was recently rezoned from R-A to PRD (Planned Residential Development), and now the applicant will be seeking Preliminary Plat Approval of the subdivision. He noted that the general layout was approved as part of the rezoning to PRD.

Attorney Sean Hopkins, representing the applicant, stated that the layout presented is exactly what was presented to the Town Board as part of the rezoning to PRD and consists of 45 patio home lots. He stated that this equates to approximately 1.5 lots per acre. He noted that the Town Board issued a Negative Declaration in connection with the rezoning.

Attorney Hopkins stated that there were seven (7) conditions imposed as part of the rezoning by the Town Board, and all of these conditions will be met by the applicant.

Mr. Reilly stated that the Town Board, the Planning Board and the applicant will pursue improvements from Erie County regarding the flooding problems on Newton Road.

Chairman O'Connell stated that although the Planning Board forwarded a negative recommendation on this project to the Town Board, he believes that this is the best project for that property to date.

Attorney Hopkins stated that as the project moves along, he will continue to keep the nearby residents updated and solicit their input.

Mr. Bellissimo made a motion, seconded by Mr. Schawel, to table this project. As the vote on the motion was six (6) ayes and one (1) abstention (Mr. McCabe), the motion carried.

Engineering Department comments have been filed with the Planning Department.

OTHER BUSINESS

Mrs. desJardins stated that the Michael Jablonsky request for wind turbines on Old Lakeview Road will be placed on the Board's next agenda for consideration. She stated that the Planning Board attorney and the Zoning Board of Appeals attorney concur that the Planning Board should review the request for two (2) residential wind turbines, although only one (1) can be approved because only one (1) is allowed per property. She noted that if one (1) is approved,

the applicant would then have to go to the Zoning Board of Appeals and request a use variance for the second residential wind turbine.

Mr. Bellissimo made a motion, seconded by Mr. Geraci, to approve the minutes of November 4, 2015 and November 18, 2015. As the vote on the motion was six (6) ayes and one (1) abstention (Mr. McCabe), the motion carried.

Mr. Bellissimo made a motion, seconded by Mr. Schawel, to adjourn the meeting. As the vote on the motion was six (6) ayes and one (1) abstention (Mr. McCabe), the motion carried.

The meeting was adjourned at 7:25 P.M.

Respectfully submitted,

Planning Board

Date: January 11, 2016