

Town of Hamburg  
Planning Board Meeting  
October 19, 2016  
Minutes

The Town of Hamburg Planning Board met for a Regular Meeting at 7:00 P.M. on Wednesday, October 19, 2016 in Room 7B of Hamburg Town Hall, 6100 South Park Avenue. Those attending included Chairman Daniel O'Connell, Vice-Chairman William Clark, Doug Schawel, Augie Geraci, Robert Mahoney, Al Monaco and Dennis Chapman.

Others in attendance included Town Planner Sarah desJardins and Principal Engineer Rick Lardo.

**REGULAR MEETING**

**Public Hearing - 7:00 P.M., West Herr Auction – Requesting Site Plan Approval of a parking lot expansion on property located at 4789, 4795 and 4803 Camp Road**

Andy Gow from Nussbaumer & Clarke, representing the applicant, stated that landscaping has been added to the Site Plan in the 100-car customer parking area, as requested by the Planning Board at its last meeting. He further stated that the applicant is in the process of merging the three (3) parcels that comprise the new parking lot with the existing parcel to the north so that it will be one (1) unified parcel.

Mr. Gow stated that the owner of West Herr Auction plans to consolidate the vehicles currently being stored on Southwestern Boulevard (Liberatore parcel) and Camp Road, and they will be stored on the auction parcel moving forward.

Mr. Schawel read the following notice of public hearing:

“Notice is hereby given that the Town of Hamburg Planning Board will conduct a Public Hearing on a proposal by West Herr Auction to construct a parking lot expansion on property located at 4789, 4795 and 4803 Camp Road. The Public Hearing will be held on October 19, 2016 at 7:00 p.m. in Room 7B of Hamburg Town Hall.”

Chairman O'Connell declared the public hearing open. No one spoke.

Chairman O'Connell declared the public hearing closed.

Mr. Clark made a motion, seconded by Mr. Chapman, to authorize the Planning Department to prepare resolutions for the Board's next meeting (November 2, 2016). Carried.

Engineering Department comments have been filed with the Planning Department.

**Andy Romanowski – Requesting Preliminary Approval of a five-lot subdivision to be located on the west side of Taylor Road, just north of the Town of Boston boundary line**

Attorney Sean Hopkins, representing the applicant, stated that Preliminary Plat has been revised to include the wooded area that would be placed in a conservation easement (5.6 acres). He noted that the Preliminary Plat also depicts where the applicant envisions the location of each of the five (5) proposed lots would be.

Mr. Lardo asked Attorney Hopkins to remove the section of conservation easement that runs along the southern boundary of the parcel because small strips of conservation land become a maintenance issue for the Town to take care of the trees and keep the neighbors out of the area.

Mr. Clark made a motion, seconded by Mr. Chapman, to schedule a public hearing on this project to be held on November 2, 2016. Carried.

Engineering Department comments have been filed with the Planning Department.

**Colley's Pools (4953 Camp Road) – Requesting Site Plan Approval of a 17,600 sq.ft. retail/restaurant building and related parking**

Jon Barniak from Carmina Wood Morris, representing the applicant, stated that since the last Planning Board meeting, the dumpsters have been rotated to the east so that they now face the rear of the building for access purposes. He further stated that landscaping has been added to the Site Plan to screen the dumpsters.

Mr. Reilly stated that he is concerned about the location of the proposed dumpsters and asked Mr. Clark made the following motion regarding SEQR, seconded by Mr. Schawel:

“Whereas, the Town of Hamburg received a site plan application from Colley's Pools to construct a 17,600 sq.ft. building and related improvements on property located at 4953 Camp Road; and

Whereas, the Planning Board has determined that the project will not result in any adverse environmental impacts.

Now, Therefore, Be It Resolved, that the Town of Hamburg Planning Board hereby issues a Negative Declaration.”

Carried.

Mr. Clark made the following motion regarding approval, seconded by Mr. Schawel:

“Whereas, the Town of Hamburg received a site plan application from Colley's Pools and Spas to construct a 17,600 sq.ft. building and related improvements on property located at 4953 Camp Road; and

Whereas, the Planning Board has reviewed the Site Plan and other required materials, received comments from various Town Departments and held the required public hearing on this project on November 4, 2015; and

Whereas, the Hamburg Planning Board has determined that the project will not result in any significant negative effect on the environment and has issued a Negative Declaration;

Now, Therefore, Be It Resolved, that the Hamburg Planning Board hereby grants Conditional

Site Plan Approval with the following conditions:

1. Approval is contingent upon the Engineering Department comment letter dated October 19, 2016.
2. The landscaping plan shall be reviewed and approved by the Planning Department.”

Carried.

Engineering Department comments have been filed with the Planning Department.

**Villas at Brierwood – Requesting Planning Board approval of an amended landscaping plan**

Mrs. desJardins stated that the applicant had revised the proposed landscaping plan for the perimeter of the property as directed by the Planning Board at its last meeting. She noted that the landscaping plan now shows a five-foot buffer along a portion of the southern and eastern property lines with 6-7’ evergreen trees in two (2) rows with the trees spaced 15’ on center.

Mrs. desJardins stated that the three (3) Colorado Blue Spruce trees proposed to be located on the east property line at the end of the berm will be removed from the plan at the request of the adjacent property owner (Jon Davis).

It was determined that the adjacent property owners (Jon Davis, 3058 Pleasant Avenue and Bruce Reid, 3030 Pleasant Avenue) are satisfied with the revised landscaping plan.

Mr. Clark made a motion, seconded by Mr. Monaco, to approve the revised landscaping plan with the following condition:

- The Building Department will not issue any further building permits until the landscaping plan is implemented (perimeter berm and trees).

Carried.

Engineering Department comments have been filed with the Planning Department.

**OTHER BUSINESS**

Mr. Clark made a motion, seconded by Mr. Geraci, to approve the minutes of October 5, 2016. As there were four (5) ayes and two (2) abstentions, (Mr. Chapman and Mr. Monaco), the motion carried.

Mr. Schawel made a motion, seconded by Mr. Chapman, to adjourn the meeting. The meeting was adjourned at 7:18 P.M.

Respectfully submitted,

Doug Schawel, Secretary

Planning Board

Date: October 26, 2016

