

Town of Hamburg
Planning Board Meeting
December 3, 2014
Minutes

The Town of Hamburg Planning Board met for a Work Session at 6:30 P.M., followed by a Regular Meeting at 7:00 P.M., on Wednesday, December 3, 2014 in Room 7B of Hamburg Town Hall, 6100 South Park Avenue. Those attending included Chairman Daniel O'Connell, David Bellissimo, Stephen McCabe, Augie Geraci, Doug Schawel, Peter Reszka and William Clark.

Others in attendance included Planning Board Attorney Ryan McCann, Town Planner Sarah desJardins and Assistant Municipal Engineer Richard Lardo.

WORK SESSION

Matt Gregiore – Jeffrey Boulevard

Chris Wood from Carmina, Wood Morris, representing the applicant, stated that the applicant proposes to construct a 6,000 sq.ft. warehouse/office building on the east side of Jeffrey Boulevard. Mr. Wood stated that the applicant owns a construction business, and he would like to relocate to this site.

Mr. Wood stated that the Sketch Plan shows a possible future second building, but the applicant does not intend to construct it any time soon. He further noted that berms are proposed along Jeffrey Boulevard to screen the operations from the road.

Chairman O'Connell stated that if the applicant wants approval of the future building at this time, the building should be shown on the plan and should not be labeled "future". He noted that if the applicant does not intend to construct the second building any time soon, he should remove it from the plan.

Mrs. desJardins stated that because the applicant is only purchasing a portion of a vacant property, a two-lot subdivision will have to be requested by the applicant and approved by the Planning Board.

Big Tree Firemen's Company – Big Tree Road @ Bristol Road

Mrs. desJardins stated that the applicant proposes to construct a new fire hall on vacant land on the corner of Big Tree Road and Bristol Road. She stated that variances are required for the proposed parking between both roadways and the building.

Mrs. desJardins stated that the Planning Department would like the Overall Site Plan to show all of the ponds that are proposed in conjunction with this construction, as well as the proposed conservation area in the eastern portion of the site. Additionally, she stated that the Planning Department would like the wetland delineation submitted for the Board's review. Planning Board members concurred.

REGULAR MEETING

The Woods at Bayview (South Park Avenue)

Larry Best, Sr. and Joshua Best, applicants, appeared on behalf of the proposed project. They presented a revised layout based on input from Erie County and the New York State Department of Transportation (NYSDOT) regarding the proposed access locations.

Mrs. desJardins stated that the NYSDOT is requiring that the access onto South Park Avenue for this development be a full access entrance/exit. She further stated that Erie County is not in favor of a driveway from this development onto Bayview Road. She noted that because of this input, the applicant has revised the plans to indicate no access to Bayview Road and full access to South Park Avenue.

Joshua Best stated that the NYSDOT is requiring that the full access onto South Park Avenue be located directly across from the existing curb cut for the physical therapy business. He further stated that eliminating the access to Bayview Road would alleviate most of the concerns expressed by the nearby residents.

It was determined that the revised plan shows 45 total units, down from the initially proposed number of units (48).

Mr. McCabe asked if it would be possible to provide a gated emergency access into the parking lot of the existing delicatessen on Bayview Road from the development. Larry Best, Sr. responded that this would be very costly to construct, maintain and monitor, and it would add drainage challenges to the site.

Chairman O'Connell noted that the site is only 15 feet from the existing parking lot for the delicatessen, so access could be obtained by fire or emergency personnel to the development.

Mr. McCabe asked how emergency personnel would deal with the vegetation that exists between the development and the delicatessen parking lot.

Mr. Lardo suggested constructing a sidewalk behind Building B that would connect to the delicatessen parking lot.

Board members concurred that the revised plan with full access to South Park Avenue and no access to Bayview Road is acceptable.

Board members agreed that the Planning Department will prepare approval resolutions for the Board's next meeting. The applicant agreed to have their engineering firm submit the Site Plan and landscaping plan to the Planning Department as soon as possible.

Mr. Bellissimo made a motion, seconded by Mr. Schawel, to table this project. Carried.

Engineering Department comments have been filed with the Planning Department.

OTHER BUSINESS

Mr. Bellissimo made a motion, seconded by Mr. Geraci, to approve the minutes of November 5, 2014. As there were six (6) ayes and one (1) abstention (Mr. Reszka), the motion carried.

Mr. Schawel made a motion, seconded by Mr. Bellissimo, to adjourn the meeting. The meeting was adjourned at 7:20 P.M.

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Respectfully submitted,
Stephen J. McCabe, Secretary
Planning Board

Date: December 8, 2014