

Town of Hamburg
Planning Board Meeting
March 19, 2014
Minutes

The Town of Hamburg Planning Board met for a Regular Meeting at 7:00 P.M. on Wednesday, March 19, 2014 in Room 7B of Hamburg Town Hall, 6100 South Park Avenue. Those attending included Chairman Daniel O'Connell, David Bellissimo, Peter Reszka, Stephen McCabe, Doug Schawel, Augie Geraci and William Clark.

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

Chairman O'Connell stated that the J & M Home Builders applicant had requested that the project remain on the table.

Randolph Academy Union Free School District Two-Lot Subdivision

Mr. McCabe read the following notice of public hearing:

"Notice is hereby given that the Town of Hamburg Planning Board will hold a Public Hearing on March 19, 2014 in Room 7B of Hamburg Town Hall at 7:00 P.M. regarding a proposed two-lot subdivision known as the Randolph Academy Union Free School District Two-Lot Subdivision to be located at 3780 Howard Road."

Chairman O'Connell declared the public hearing open. The following person spoke:

- Charlie Cox asked if the public is entitled to know what the plans are for the entire Hopevale site.

Attorney Mike Hettler, representing Hopevale, Inc., stated that he can only speak on the Randolph Academy site. He stated that Randolph Academy has a contract to purchase the 8.3-acre parcel within the Hopevale campus. He stated that this parcel is essentially, but not exactly, the same parcel Randolph Academy has been renting since 2011. He noted that the parcel to be purchased includes the school building and the administration building.

In response to a question from Mr. Cox, Attorney Hettler stated that there are no anticipated changes in the scope of operations for the school.

Chairman O'Connell declared the public hearing closed.

Mrs. desJardins stated that the applicant will appear before the Zoning Board of Appeals on April 1, 2014 to request the two (2) variances necessary to subdivide this parcel.

Mr. McCabe made a motion, seconded by Mr. Reszka, to direct the Planning Department to prepare approval resolutions for this proposal for the Board's next meeting. Carried.

Engineering Department comments have been filed with the Planning Department.

OTHER BUSINESS

Mrs. desJardins stated that when the Planning Board approves cluster subdivisions, it must determine what the setback requirements will be for the new homes. It was determined that the Planning Board will determine the required setbacks for the Willow Woods Subdivision at its next meeting.

Mr. Bellissimo made a motion, seconded by Mr. Schawel, to approve the minutes of March 5, 2014. Carried.

Chairman O'Connell stated that the Zoning Board of Appeals, when reviewing the requested variances for the proposed Eddy & Lewin Homes project, indicated that it cannot approve or deny variance requests based upon whether or not the Planning Board likes the related project.

Board members discussed whether it is appropriate for the Planning Board to forward recommendations on requested variances.

Mr. McCabe stated that applicants are informed by the Planning Board that the requested variances may or may not be granted.

Mr. Bellissimo made a motion, seconded by Mr. Schawel, to adjourn the meeting. The meeting was adjourned at 7:15 P.M.

Respectfully submitted,
Stephen J. McCabe, Secretary
Planning Board

Date: March 25, 2014