

Town of Hamburg
Planning Board Meeting
April 2, 2014
Minutes

The Town of Hamburg Planning Board met for a Regular Meeting at 7:00 P.M. on Wednesday, April 2, 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, Andrew Reilly, Town Planner and Richard Lardo, Assistant Municipal Engineer.

Randolph Academy Union Free School District Two-Lot Subdivision

It was determined that the applicant did receive the two (2) necessary variances from the Zoning Board of Appeals on April 1, 2014 regarding lack of frontage on a public road and a rear yard setback.

Mr. Bellissimo made the following motion, seconded by Mr. Reszka:

“In accordance with the New York State SEQRLaw, the Town of Hamburg Planning Board has received the proposed Randolph Academy Two-Lot Subdivision. Based on the Preliminary Plan, submitted materials, input from other departments, committees and agencies and consideration of public input, the Planning Board has concluded that environmental impacts have been avoided or mitigated to the maximum extent practicable. Therefore, the Planning Board has determined that the Randolph Academy Two-Lot Subdivision is not anticipated to result in any significant adverse environmental impact and that a Negative Declaration is hereby issued.”

Carried.

Mr. Bellissimo made the following motion, seconded by Mr. Reszka:

“The Hamburg Planning Board hereby grants Preliminary Plat Approval for the Randolph Academy Two-Lot Subdivision based on the submitted Preliminary Plan with the following conditions:

1. Approval is contingent upon the Engineering Department comment letter dated April 2, 2014.
2. The installation of sidewalks is waived.
3. The filing of a Map Cover is waived.”

Carried.

Engineering Department comments have been filed with the Planning Department.

Russo Development (Old Milestrip Road)

Mr. Reszka stated for the record that this project is located within one (1) mile of his house, but he has no financial interest of any kind in the project or the business involved.

Andy Gow from Nussbaumer & Clarke, representing the applicant, stated that the current plan was proposed quite a while ago. He stated that initially the proposal was to construct an equipment storage

area with access to Lake Avenue, but the applicant realized that the neighbors were not in favor of the access to Lake Avenue, so an access easement with National Grid was pursued in order to access Coder Road. He noted that this process was taking too long, so the applicant has decided to access the new equipment storage area from the existing parking lot on Old Milestrip Road.

In response to a question from Mr. Reszka, Mr. Gow stated that he will investigate the possibility of tying in to the drainage swale along Lake Avenue directly from the new equipment storage area.

Mr. Gow stated that the new equipment storage area will consist of millings.

Board members agreed that a second public hearing should be held because the project has changed.

Mr. Reilly asked Mr. Gow to show the Board an aerial photo of the site at the Board's next meeting and indicate what existing vegetation will be disturbed by the construction of the equipment storage area.

Mr. McCabe made a motion, seconded by Mr. Bellissimo, to schedule a public hearing to be held on April 16, 2014. Carried.

Engineering Department comments have been filed with the Planning Department.

Willow Woods Subdivision

Mr. Reilly reminded Board members that they previously approved this subdivision, and because it is a cluster subdivision, the side and rear setbacks for the new homes must be determined by the Board.

Mr. Bellissimo made a motion, seconded by Mr. Reszka, that the side and rear yard setbacks for the new homes in this subdivision shall conform to the R-1 requirements, and these requirements shall be noted on the subdivision plans. Carried.

OTHER BUSINESS

Mr. Bellissimo made a motion, seconded by Mr. Reszka, to approve the minutes of March 19, 2014. Carried.

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: April 8, 2014