

Town of Hamburg
Planning Board Meeting
April 20, 2011

Minutes

The Town of Hamburg Planning Board met in regular session on Wednesday, April 20, 2011 at 7:00 p.m. in Room 7B of Hamburg Town Hall, 6100 South Park Avenue. Those attending included Chairman Peter Reszka, Gerard Koenig, Stephen McCabe, Sasha Yerkovich, Karen Rogers and David Bellissimo.

Others in attendance included Sarah desJardins and Andrew Reilly, Planning Consultants and Richard Lardo, Assistant Municipal Engineer.

Public Hearing – Tecumseh Redevelopment Two-Lot Subdivision

“Notice is hereby given that the Town of Hamburg Planning Board will hold a Public Hearing on a proposed two-lot subdivision to be located between Big Tree Road and Bayview Road, east side of Lake Shore Road on April 20, 2011 in Room 7B of Hamburg Town Hall at 7:00 P.M. The property is described as follows: SBL # 159.00-1-1.11.”

Mr. Reilly stated that this proposal is for a two-lot commercial subdivision. He further stated that the applicant plans to sell this property to the Hamburg Land Development Corporation (HLDC) but wishes to retain one sub lot. He noted that the property is zoned industrial and that the proposed subdivision meets all requirements of the Town.

Chairman Reszka declared the public hearing open. The following people spoke:

- Felice Krycia from the Hamburg Sun asked whether the HLDC will have to receive Subdivision Approval from the Planning Board if/when it wishes to sell off individuals lots for development. Mr. Reilly responded that Minor Subdivision Approval, as well as Site Plan Approval, will be required in that situation. Ms. Krycia asked if there is a limit to the number of lots the HLDC can sell off. Mr. Reilly responded that he does not think there is.

Chairman Reszka declared the public hearing closed.

Mrs. Yerkovich made a motion, seconded by Mr. Koenig, to acknowledge that this subdivision proposal is in accordance with the Generic Environmental Impact Statement and grant Preliminary Approval for this two-lot subdivision with the following conditions:

1. The filing of a Map Cover is waived.

Carried.

Engineering Department comments have been filed with the Planning Department.

Proposed Rosewood Hotel

Mr. Reilly reported that he attended a meeting at the Department of Environmental Conservation (DEC) offices recently with the applicant and his representatives. He stated that it was clearly articulated to the applicant how difficult it would be to obtain State permitting of the filling of

adjacent areas of DEC wetlands. He further noted that the applicant must attempt to get Town of

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Hamburg officials' support of the notion that the construction of a hotel in Hamburg is a public need. He stated that the applicant was advised to hire legal counsel to understand what he needs to do to obtain DEC approval of his plan to fill the adjacent area. He further stated that it would set an important precedent if the DEC were to allow such activities to occur.

Board members agreed that this project will be tabled until the applicant requests to be on a future agenda.

Mrs. Yerkovich made a motion, seconded by Mr. McCabe, to table this project until the applicant requests to appear before the Board again. Carried.

Engineering Department comments have been filed with the Planning Department.

Proposed Rezoning of Woodlawn Beach State Park

Mr. Reilly stated that the Woodlawn Beach is currently zoned C-3, R-3 and M-3. He noted that the Comprehensive Plan that was done ten years ago precipitated the creation of a new zoning district entitled PR (Park/Recreation Lands District). Mr. Reilly indicated that the Town would like to rezone the Woodlawn Beach State Park to PR, as it will never be anything other than a park. He further stated that the Town's Local Waterfront Revitalization Program (LWRP) also identified this parcel as one that should be rezoned to PR, as the State of New York has indicated that it will not approve the adoption of the Town's LWRP until this property is rezoned to PR.

Mr. Reilly stated that rezoning this property to PR would have no effect on the operations of the park.

Mrs. Yerkovich made a motion to forward a positive recommendation to the Town Board regarding the rezoning of Woodlawn Beach State Park, as it is important to stay in compliance with the requirements of the State of New York so that Hamburg receives approvals for the LWRP. The motion received a unanimous second. Carried.

OTHER BUSINESS

Mr. Koenig made a motion, seconded by Mr. Bellissimo, to approve the minutes of April 6, 2011. Carried.

Mr. McCabe made a motion, seconded by Mrs. Rogers, to adjourn the meeting. Carried. The meeting was adjourned at 7:25 PM.

Respectfully submitted,

Stephen J. McCabe, Secretary

Planning Board

