

Town of Hamburg
Planning Board Meeting

June 1, 2016

Minutes

The Town of Hamburg Planning Board met for a Work Session and Regular Meeting at 7:30 P.M. on Wednesday, June 1, 2016 in Room 7B of Hamburg Town Hall, 6100 South Park Avenue. Those attending included Chairman Daniel O’Connell, Vice-Chairman David Bellissimo, Doug Schawel, Augie Geraci, Al Monaco and Robert Mahoney.

Others in attendance included Town Planners Andrew Reilly and Sarah desJardins, Principal Engineer Rick Lardo and Attorney Ryan McCann.

Excused: William Clark

WORK SESSION

The Fasolino Partnership – Requesting Preliminary Approval of a two-lot subdivision at 6437-6489 Boston State Road

Mrs. desJardins stated that this property contains two (2) homes on it, and the owner of the property recently passed away. She stated that the property owner’s will stipulates that one of the homes be kept by the owner’s son, and the other home will be sold. She noted that subdivision approval is required before this can be done. She further noted that no changes will be made to the property.

Mr. Bellissimo made a motion, seconded by Mr. Schawel, to schedule a public hearing to be held on June 15, 2016. Carried.

Engineering Department comments have been filed with the Planning Department.

REGULAR MEETING

Public Hearing – 7:30 P.M., Elizabeth Fadale – Requesting Preliminary Approval of a three-lot subdivision at 6150 Heltz Road

Mr. Bellissimo read the following notice of public hearing:

“Notice is hereby given that the Town of Hamburg Planning Board will hold a Public Hearing on June 1, 2016 in Room 7B of Hamburg Town Hall at 7:30 P.M. regarding a proposed three-lot subdivision known as the Fadale Three-Lot Subdivision, to be located at 6150 Heltz Road.”

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

Chairman O'Connell declared the public hearing closed.

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

"In accordance with the New York State SEQR Law, the Town of Hamburg Planning Board has reviewed the proposed Fadale Three-Lot Subdivision. Based on the Preliminary Plan, review of the submitted materials and input from other departments, the Planning Board has determined that the proposed subdivision will not result in any significant adverse environmental impact and a Negative Declaration is hereby issued."

Carried.

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

"The Hamburg Planning Board hereby grants Preliminary Plat Approval for the Fadale Three-Lot Subdivision with the following conditions:

1. Approval is contingent upon the Engineering Department comment letter memo dated 6/1/16.
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.

Public Hearing – 7:30 P.M., Patricia DiChristopher – Requesting Preliminary Approval of a two-lot subdivision on the northwest corner of North Creek Road and Burke Road

Mr. Bellissimo read the following notice of public hearing:

"Notice is hereby given that the Town of Hamburg Planning Board will hold a Public Hearing on June 1, 2016 in Room 7B of Hamburg Town Hall at 7:30 P.M. regarding a proposed two-lot subdivision known as the North Creek Two-Lot Subdivision, to be located on vacant land on the northeast corner of Burke Road and North Creek Road."

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

Chairman O'Connell declared the public hearing closed.

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

"In accordance with the New York State SEQR Law, the Town of Hamburg Planning Board has reviewed the proposed North Creek Two-Lot Subdivision to be located on the northeast corner of Burke Road and North Creek Road.

Based on the Preliminary Plan, review of the submitted materials and input from other departments, the Planning Board has determined that the proposed subdivision will not result in any significant adverse environmental impact and a Negative Declaration is hereby issued.”

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

“The Hamburg Planning Board hereby grants Preliminary Plat Approval for the North Creek Two-Lot Subdivision with the following conditions:

1. Approval is contingent upon the Engineering Department comment letter memo dated 6/1/16.
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.

William Barrett – Requesting Site Plan Approval of an ice-cream business at 4904 Lakeshore Road

Gina Barrett stated that the applicant has striped the parking lot with seven (7) parking spaces and showed Board members photos of the type of trailer Mr. Barrett is considering using for the ice cream sales.

Mrs. desJardins stated that she spoke with the Chairman of the Traffic Safety Advisory Board (TSAB), who informed her that the TSAB’s concerns revolve around the size of the parking area and the safety of children crossing Route 5 to get to the applicant’s property.

In response to a question from Mr. Mahoney, Mrs. Barrett stated that she believes that the trailer would be approximately 2/3 the size of the RV that is currently parking in the parking area.

Mr. Reilly reviewed the Town’s Waterfront Assessment Form and noted that this project could be considered a “minor activity” under the Law and not require a Waterfront Consistency Review. He noted that to err on the conservative side, the Board would go through the Waterfront Consistency Review, but this project has no impacts on the waterfront itself.

Mr. Reilly stated that the only comments the Planning Board has ever received from the Shoreline Revitalization Committee have been regarding requiring a nautical theme for signage for new buildings.

Mr. Reilly stated that some of the objectives of the Route 5 Overlay District are as follows:

- to create destinations and not ‘drive-through’ areas and to encourage pedestrian-friendly development
- to preserve existing natural vegetation in the area
- to accommodate local shoppers and the needs of the local area
- to maintain and/or improve traffic conditions and walkability and pedestrian circulation

Mr. Reilly stated that the Route 5 Overlay design requirements mainly deals with proposed new structures.

In response to a question from Mr. Reilly, Mrs. Barrett stated that signage and lighting would be placed on the ice cream trailer. She further stated that the ice cream trailer would probably not be open much past sunset.

Mr. Bellissimo stated that he would like something put in the area between the roadway and the parking area, whether it is plantings or pots, etc.

Chairman O’Connell stated that he has visited this site many times in the past two (2) weeks, and he believes that pedestrians will use the crosswalks afforded them in the area when crossing Route 5. He further stated that he believes that the ice cream business will be visited by local residents more so than people from outside the area because there will be no signage at the road.

Mr. Geraci stated that when he sees people cross Route 5 in this area, they tend to either use the light at Rogers Road or Cloverbank Road.

Mr. Monaco stated that he is concerned about children in the parking area, as well as children crossing Route 5, when vehicles would be attempting to turn around and exit the site.

In response to a question from Mr. Mahoney, Mrs. Barrett stated that there would be no seating for patrons in the parking area.

Mr. Bellissimo made the following motion, seconded by Chairman O’Connell:

“In accordance with the New York State SEQR Law, the Hamburg Planning Board has reviewed the Bill Barrett project and held the required public hearing on May 18, 2016. The project meets the criteria established in the SEQR Law as a Type II Action and therefore does not require completion of the SEQR process.

The Planning Board hereby grants Conditional Site Plan Approval for the Bill Barrett project with the following conditions:

1. Landscaping or some sort of barrier in the front of the property between Route 5 and the parking area is required.”

Carried.

Mr. Joe Killian, a member of the audience, stated that this project must be referred to the Shoreline Revitalization Committee per the Route 5 Overlay District guidelines.

Mr. Bellissimo made a motion, seconded by Mr. Geraci, to waive the requirement that the project be referred to the Shoreline Revitalization Committee because the Planning Board went through the Waterfront Consistency Review and determined that this project is minor in nature and has no impact on the waterfront. Carried.

Mr. Reilly stated that the Shoreline Revitalization Committee should be reformulated, and regular meeting times should be established.

Engineering Department comments have been filed with the Planning Department.

OTHER BUSINESS

Mr. Bellissimo made a motion, seconded by Mr. Schawel, to approve the minutes of May 18, 2016. Carried.

Chairman O'Connell reminded members to visit the sites of proposed projects before they are discussed. He further stated that if members have any questions about proposed projects, they may call Mrs. desJardins in the Planning Department.

Mr. Bellissimo made a motion, seconded by Mr. Schawel, to adjourn the meeting. The meeting was adjourned at 8:40 P.M.

Respectfully submitted,

William Clark, Secretary

Planning Board

Date: June 6, 2016