

Town of Hamburg
Planning Board Meeting
August 17, 2016
Minutes

The Town of Hamburg Planning Board met for a Regular Meeting at 7:00 P.M. on Wednesday, August 17, 2016 in Room 7B of Hamburg Town Hall, 6100 South Park Avenue. Those attending included Vice-Chairman William Clark, Doug Schawel, Augie Geraci, Al Monaco, Robert Mahoney and Dennis Chapman.

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

Excused: Chairman Daniel O'Connell

REGULAR MEETING

Public Hearing – 7:00 P.M., Erin Lyon – Requesting Site Plan Approval of a proposed pet grooming business at 5401 Lakeshore Road

Mrs. desJardins stated that since the Board's previous meeting, additional work has been completed inside the building, and the owner of the property is in the process of obtaining approval from the New York State Department of Transportation of the installation of the curbs along Route 5 and Pleasant Avenue.

Mr. Schawel read the following notice of public hearing:

"Notice is hereby given that the Town of Hamburg Planning Board will conduct a public hearing on a proposal by Erin Lyon to operate a pet grooming business at 5401 Lakeshore Road. The public hearing will be held on August 17, 2016 at 7:00 P.M. in Room 7B of the Hamburg Town Hall."

Vice-Chairman Clark declared the public hearing open. No one spoke.

Vice-Chairman Clark declared the public hearing closed.

Vice-Chairman Clark made the following motion, seconded by Mr. Chapman:

"In accordance with New York State SEQRA Law, the Town of Hamburg Planning Board has reviewed the proposal by Erin Lyon to operate a pet grooming business in the existing building located at 5401 Lakeshore Road and held the required public hearing on August 17, 2016. The project meets the criteria established in the SEQRA Law as a Type II Action, 617.5 (c) (7), and therefore does not require completion of the SEQRA process."

Carried.

The Planning Board hereby grants Conditional Site Plan Approval with the following conditions:

- Approval is contingent upon the Engineering Department comment letter dated August 17, 2016.
- The requirement for landscaping is waived.

Carried.

Engineering Department comments have been filed with the Planning Department.

Public Hearing – 7:00 P.M., Greg Burroughs – Requesting Preliminary Approval of a two-lot subdivision at 6872 Boston State Road

Mrs. desJardins stated that since the applicant did receive the requested area variances from the Zoning Board of Appeals on July 12, 2016.

Daryl Martin, architect, representing the applicant, stated that the variances received were for lot area, lot width at the building line and the distance from the existing detached garage from the proposed property line separating the two (2) proposed building lots.

Mr. Schawel read the following notice of public hearing:

“Notice is hereby given that the Town of Hamburg Planning Board will hold a public hearing on August 17, 2016 in Room 7B of Hamburg Town Hall at 7:00 P.M. regarding a proposed two-lot subdivision known as the Burroughs Two-Lot Subdivision, to be located at 6872 Boston State Road.”

Vice-Chairman Clark declared the public hearing open. No one spoke.

Vice-Chairman Clark declared the public hearing closed.

Vice-Chairman Clark read the following resolution, seconded by Mr. Geraci:

“In accordance with the New York State SEQRLaw, the Town of Hamburg Planning Board has reviewed the proposed Greg Burroughs Two-Lot Subdivision to be located at 6872 Boston State Road. Based on the Preliminary Plat , review of the submitted materials and input from other departments, the Planning Board has determined that the proposed Greg Burroughs Two-Lot Subdivision is not anticipated to result in any significant adverse environmental impact and that a Negative Declaration is hereby issued.”

Carried.

Vice-Chairman Clark made the following motion, seconded by Mr. Geraci:

“The Town of Hamburg Planning Board hereby grants Conditional Preliminary Plat Approval for the Greg Burroughs Two-Lot Subdivision dated 5-31-16 with the following conditions:

1. Approval is contingent upon the Engineering Department comment letter memo dated August 17, 2016.
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.

Elderwood at Hamburg Skilled Nursing Facility (5775 Maelou Drive) – Requesting Site Plan Approval of a three-story addition for 28 skilled nursing beds

Lowell Dewey from C & S Engineers, representing the applicant, stated that since the last meeting, the site plan has been revised. He stated that a portion of the property to be used as the construction vehicle staging area will be paved at the completion of the project, which will result in 24 new parking spaces in that area. He noted that the net increase in number of parking spaces on the entire site will be 26.

Mr. Dewey stated that the Village of Hamburg is comfortable with this plan. He further stated that the applicant proposes to install “No Parking” signs on both sides of the access road.

Mr. Clark made the following motion, seconded by Mr. Chapman:

“In accordance with the New York State SEQRL Law, the Town of Hamburg Planning Board has reviewed the Elderwood at Hamburg Skilled Nursing Facility project, which involves the construction of an 11,410 sq.ft. addition and 26 new parking spaces. The Planning Board has received input from various Town departments, as well as the Village of Hamburg, and held the required public hearing on July 20, 2016. Based on this review and input, the Planning Board has determined that the project is not anticipated to result in any significant adverse environmental impacts and that a Negative Declaration is hereby issued.”

Carried.

Mr. Clark made the following motion, seconded by Mr. Chapman:

“The Planning Board hereby grants Conditional Site Plan Approval with the following conditions:

- Approval is contingent upon the Engineering Department comment letter dated August 17, 2016.
- The landscaping plan shall be approved by the Planning Department.”

Carried.

Engineering Department comments have been filed with the Planning Department.

Willow Woods Subdivision – Requesting Planning Board approval of an amended Preliminary Plat

Rob Pidanick from Nussbaumer & Clarke, representing the applicant, stated that this subdivision was previously approved, and the entire project was built. He noted that the applicant subsequently sold the development to Ryan Homes.

Mr. Pidanick stated that in 2014, the applicant sold a small piece of the subdivision (.46 acres) on which a gas easement is located to an adjoining neighbor. He stated that the Map Cover was recorded in November 2015, and the parcel that was sold should not be included in that Map Cover. He noted that he would file an Affidavit of Change that will correct the Map Cover and show that the small parcel has been extracted from the subdivision.

Attorney McCann stated that if the Planning Board determines that the revised Preliminary Plat is in substantial agreement with the approved Preliminary Plat, a resolution would not be required.

Mr. Clark made a motion, seconded by Mr. Schawel, that the amended Preliminary Plat does not substantially alter the originally approved Preliminary Plat. Carried.

Engineering Department comments have been filed with the Planning Department.

OTHER BUSINESS

Mr. Geraci made a motion, seconded by Mr. Schawel, to approve the minutes of August 3, 2016. Carried.

Mr. Schawel made a motion, seconded by Mr. Chapman, to adjourn the meeting. The meeting was adjourned at 7:30 P.M.

Respectfully submitted,

Doug Schawel, Secretary

Planning Board

Date: September 1, 2016