

Town of Hamburg
Planning Board
Meeting – December 17, 2025

The Town of Hamburg Planning Board will meet for a Work Session at 6:30 P.M., followed by a Regular Meeting at 7:00 P.M. on December 17, 2025 in Room 7A/7B of Hamburg Town Hall. The Planning Board will be discussing the following projects:

WORK SESSION

1. Brandon Santa – Requesting Sketch Plan Direction for a proposal to construct six (6) shop warehouse buildings along with other associated site improvements to be located on a 7.46-acre parcel at 0 Lakeshore Road (SBL #: 150.00-1-6.2)
2. Briad Development LLC – Requesting a Planning Board report and recommendation for the rezoning of a 4.14-acre parcel (SBL #: 160.18-1-9.1) from C-1 to C-2 for the development of a small-scale traveler center, anchored by an 8,700 sq-ft building to include several quick-service restaurant (QSR) establishments, separate fuel pump stations, and other associated parking and site improvements

REGULAR MEETING

1. Public Hearing – 7:00 P.M., John Brokx – Requesting a Change of Use and Site Plan Approval for a proposal to turn a facility from industrial to recreational space at 6302 Monckton Drive
2. Public Hearing – 7:00 P.M., Benderson Development – Requesting Site Plan Approval for a proposal to construct an 8,020 sq-ft multi-tenant outparcel building with a drive-thru lane to be located at 5400 Southwestern Boulevard
3. The Oaks at South Park – Requesting amended Site Plan Approval for the removal of a portion of a fence from a previously approved site plan
4. Boston State Holdings, LLC – Requesting Preliminary Plat Approval for a 2-lot subdivision for an additional single-family lot to be split from the Village at Cedar Valley at 3385 Cedar Valley Way
5. Matt Kavanaugh – Requesting Re-Approval for an as-built site plan for a retail development at 5110 Camp Road
6. Updates to the David Manko Parker Road Subdivision project
7. Updates to Glenn Wetzl Rezoning and multifamily development project

Cynthia Gronachan, Chair
Kaitlin Chmura, Secretary
Planning Board

Dated: December 5, 2025