

TOWN OF HAMBURG PLANNING BOARD AGENDA

DATE: 1-13-88

TIME	NAME	PURPOSE
7:30	EXECUTIVE MEETING	
8:00	Paul O'Neil Ravenwood North	Shale Extraction
8:20	Jim Halfpenny Wesleyan Church	Sharon Ave. - Addition
8:40	Hank Boismenu Good Bodies (physical fitness Club)	Nash & Camp Rd.
9:00	John R. Perry 947-9200	Sketch Subdivision Rt. 5 west of Juno
9:20	Duane Draudt	
9:40		
10:00		

Approval of Minutes

1. James Castle rezoning (South Creek Rd.)
2. Rezoning east side of Shoreham (R-1 or R-2)
3. EIS for Deerfield Heights
4. Meetings for Nov. & Dec.
5. Organizational Meeting - \$5.00 due each members - Coffee Fund

TOWN OF HAMBURG

PLANNING BOARD MINUTES

JANUARY 13, 1988

The Town of Hamburg Planning Board met in regular session on Wednesday, January 13, 1988 at the Hamburg Town Hall at 7:30 p.m.

Members attending included: G. Gerald Valgora, Richard Crandall, Elgin Cary, Steve Strnad, Gerard Koenig, Dennis Gaughan. Others attending were: Dan Gorman, Attorney, George McKnight, and Terry Dubey, Stenographer.

EXCUSED: Sandy Carnevale

Minutes of the meeting of 12-16-87 were approved on motion by Mr. Cary, seconded by Mr. Crandall. Carried.

REORGANIZATIONAL MEETING FOR 1988

Planning Board Attorney Dan Gorman conducted the Reorganizational Meeting for the Planning Board for 1988. Results are as follows:

CHAIRMAN RICHARD CRANDALL
VICE-CHAIRMAN G. GERALD VALGORA
SECRETARY - ELGIN CARY

Chairman Crandall welcomed the two new members to the Planning Board and thanked outgoing Chairman G. Gerald Valgora who has stepped down due to increased responsibilities of his job. The next Planning Board meeting has been scheduled for 7:00 p.m. on January 27th for the purpose of reviewing some of the basics of a Planning Board member's responsibility.

DANIEL P. & JAMES M. GASTLE REZONING PETITION - SOUTH CREEK RD. FROM R-A TO R-1

Messrs. Dan & Jim Gastle appeared before the Planning Board on a rezoning petition on property that they have acquired on South Creek Road. The parcel is zoned R-A. They would like to build single family homes and need an R-1 zoning. They would divide the 10 acre parcel into 4 lots with egress back to the barn.

Planning Board members agreed to an on-site inspection of the premises before a recommendation can be made to the Town Board. No action taken.

SHOREHAM DRIVE - JOHN BOSSE PROPERTY

Mr. McKnight informed the board that Mr. Bosse is not able to be present for the meeting and would like the matter tabled for two more weeks before a decision is made on the zoning. Neighbors from the area were also present. An on-site inspection of the premises is necessary before a recommendation can be made to the Town Board.

1-13-88

RAVENWOOD NORTH - TRI DELTA AGGREGATES

Messrs. Paul O'Neill and John Neidhart appeared before the Planning Board with a proposal for the extraction of 400,000 to 500,000 cubic yards of shale on Ravenwood N. property. They have filed a mining permit application with the Dept. of Env. Consv. There is no provision in the ordinance for extractive mining, and no fee schedule for the removal of shale. There is one for topsoil but nothing for this type of use. Mr. McKnight noted that since this is not a permitted use in the ordinance, a use variance thru the Zoning Board is the only avenue to pursue. Concerns were raised as to the number of trucks that would be using the facility and the road network to haul the shale. Approximately 60 acres would be mined in a time frame of 1 year. It was noted that the egress from the property would be to Pieczonka Drive and to Rt. 179. The shale would be used on construction sites in the winter-time to take the place of earth fill. The industrial park will be returned to a better state than what presently exists. They plan to improve the industrial park rather than destroy it. Other factors were cited as a concern, namely dust, noise, amount of traffic, etc.

Motion was made by Mr. Valgora, seconded by Mr. Gaughan to reject the site plan as presented as it is not a permitted use in the Town Ordinance. The Planning Board feels this could be a positive benefit to the Town if the following concerns are adequately resolved:

1. The truck movement to Pieczonka Drive and Rt. 179 is essential from the project site.
2. Acceptance of an environmental impact statement resolving environmental concerns.
3. That the mining permit is approved by the Dept. of Env. Consv. Carried.

WESLEYAN CHURCH ADDITION - SHARON AVENUE - VILLAGE OF HAMBURG & TOWN OF HAMBURG BOUNDARIES.

Architect Jim Halfpenny, John Harker of the Building Committee and Don Hughes appeared before the Planning Board on an addition to the Wesleyan Church on Sharon Avenue. The parcel boundaries on Town and Village Lines. At the present time, the site plan is incomplete as a drainage plan is not yet available. However, they will need a 15' variance on the rear yard requirement and must go to the Zoning Board. Mr. Van Brocklin of the Village Planning Commission was also present at the meeting. The addition will be used for classrooms for Sunday school.

Motion was made by Mr. Valgora, seconded by Mr. Gaughan to reject the preliminary site plan as presented and forward a favorable recommendation to the Zoning Board of Appeals. Carried.

MR. HANK BOISMENU--PHYSICAL FITNESS CLUB ON NASH & CAMP ROADS

Mr. Hank Boismenu appeared before the Planning Board for a proposed physical fitness club to be located on Camp and Nash Rds. This was a vacant parcel that was purchased from Mr. Wetsell. Mr. Boismenu would like to have parking for approximately 18 cars and park within the first 35'. The parcel is zoned C-2. Approximately 15 people would be using the facility throughout various times in the day.

MR. HANK BOISMENU - PHYSICAL FITNESS CLUB (CONTINUED)

Motion was made by Mr. Koenig, seconded by Mr. Gaughan to reject the site plan as presented and refer it to the Zoning Board as it is in non-conformance with the zoning ordinance. Carried.

JOHN PERRY INSTRUMENTATION INC. - PROPOSED SUBDIVISION ON RT. 5 NEAR JUNO DRIVE

Messrs. John Perry, G. Geis, and D. Spittler appeared before the Planning Board with a sketch plan of a proposed subdivision to be located off Rt. 5 near Juno. This is a conceptual plan for 15 homes ranging in the \$350,000 range. Applicant was advised to follow the subdivision regulations and file an Environmental Assessment.

ORCHARD PARK INDUSTRIES - PROPOSED BELL TELEPHONE SITE LOCATED AT CAMP RD. & SCRANTON RD.

Messrs. Tom Blaine and Bud Heisler of Orchard Park Industries appeared before the Planning Board to relocate their present pallet manufactured products from Orchard Park to Hamburg to the Bell Telephone site on Camp Rd. The property is zoned C-2. The difficulty in marketing the parcel is that there is no frontage and the present building is very close to the right of way. The proposed business uses two flat bed trucks that would be coming and going 2 or 3 times a day. There are approximately 20 employees on a shift from 7:00 a.m. until 3:00 p.m. Board members felt that the avenue of relief might be thru a use variance.

Motion was made by Mr. Gaughan, seconded by Mr. Valgora to deny the site plan as presented and refer the matter to the Zoning Board of Appeals based on the following: (Favorable Recommendation)

1. The present building is not suitable in terms of physical makeup for retail sales. They are too close to the right of way for retail sales. The proposed use will not have a negative impact on the surrounding land use and is in line with the previous use. To rezone the property to allow it as a permitted use could become a problem in the future if the building is sold.

All voted favorably with the exception of Mr. Strnad who abstained. Carried.

MONTE RIEFLER - PRE CAST ADDITION ON PAUL RIEFLER PROPERTY CAMP ROAD.

Mr. Talman and Lynn Riefler appeared before the Planning Board with a proposed addition of a pre-cast facility, (12,900 s.f.) to be located at the Paul Riefler complex on Camp Rd. Part of the addition encompasses Town and Village boundaries. The new addition will increase employment by 25 employees. Applicant was advised that an Environmental Assessment is in order. The property is zoned M-3. Planning Director requested that 5 additional copies be made available. They should also be sealed. The Conservation Board and the Engineering Dept. have not had time to review the site plan. It was suggested that approval be contingent upon approval of these agencies.

Motion was made by Mr. Cary, seconded by Mr. Koenig to approve the site plan contingent upon Engineering, Conservation approval and the site plan is to be sealed by a registered architect. Carried.

DEERFIELD HEIGHTS SUBDIVISION

Planning Director McKnight noted that there are 3 issues yet to be resolved regarding the Deerfield Heights Subdivision on McKinley Parkway. They are:

1. The impact on endangered species.
2. The proposal is in conflict with the Master Plan as the woods are violated.
3. The parcels are near a potential archaeological site (Kleis site).

It will be necessary to have a positive declaration prepared covering these 3 items and will need to have an environmental impact study prepared in detail. The project will be taking part of the woods.

Motion was made by Mr. Gaughan, seconded by Mr. Koenig to add a Part III to the environmental assessment. Carried.

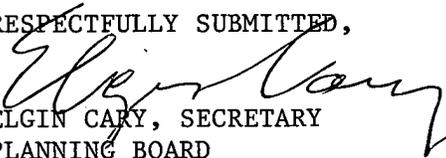
MEETINGS FOR NOV. & DECEMBER are as follows:

November 16 and 30th
December 14th.

Mr. McKnight has asked to be placed on the Work Session agenda to cover policy regarding drainage in old and new subdivisions in the Town.

Motion to adjourn was made by Mr. Valgora, seconded by Mr. Gaughan. Carried. Meeting adjourned at 11:00 p.m.

RESPECTFULLY SUBMITTED,


ELGIN CARY, SECRETARY
PLANNING BOARD

NEXT MEETING DATE:

JANUARY 27, 1988
7:00 p.m.

PLEASE NOTE TIME CHANGE.

TOWN OF HAMBURG

S-6100 SOUTH PARK AVENUE • HAMBURG, NEW YORK 14075 • (716) 649-6111



Supervisor
JACK QUINN, JR.

Councilmen
D. MARK CAVALCOLI
JAMES F. CONNOLLY
DANIEL J. HENRY
PATRICK H. HOAK

Town Attorney
VINCENT J. SORRENTINO

Town Clerk
GEORGE DANYLUK

Supt. of Highways
RICHARD A. SMITH

Receiver of Taxes
ROBERT A. MARS

January 20, 1988

TO: Charles Spinner, Esq.
Board of Zoning Appeals

SUBJECT: Wesleyan Church Addition - Sharon Avenue

At the Planning Board meeting of 1-13-88, the following motion was made on the addition to the Wesleyan Church:

1. Motion was made by Mr. Valgora, seconded by Mr. Gaughan to reject the site plan as presented and forward a favorable recommendation to the Zoning Board for the church addition. Carried.

Sincerely,

TOWN OF HAMBURG PLANNING BOARD

Richard Crandall
Richard Crandall, Chairman

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January 20, 1988

TO: Charles Spinner, Esq.
Zoning Board of Appeals

SUBJECT: Physical Fitness Center - Camp & Nash Roads

Motion was made by Mr. Koenig, seconded by Mr. Gaughan to reject the site plan as presented for parking within the first 35' and forward it to the Zoning Board with a favorable recommendation. Carried.

Sincerely,

TOWN OF HAMBURG PLANNING BOARD

Richard Crandall
Richard Crandall, Chairman

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January 20, 1988

TO: Charles Spinner, Chairman
Board of Zoning Appeals

APPLICATION #3204 - Orchard Park Industries
to locate at 5600 Camp Road

At the Planning Board meeting held on 1-13-88, the following favorable recommendation was made for a use variance for Orchard Park Industries based on the following:

1. The present building is not suitable in terms of physical makeup for retail sales. They are too close to the right of way for retail sales. The proposed use will not have a negative impact on the surrounding land use and is in line with the previous use. To rezone the property to allow it as a permitted use could become a problem in the future if the building is sold.

Motion was made by Mr. Gaughan, seconded by Mr. Valgora to deny the site plan as presented and forward a favorable recommendation to the Zoning Board of Appeals. Carried.

Sincerely,

TOWN OF HAMBURG PLANNING BOARD

Richard Crandall

Richard Crandall, Chairman