

TOWN OF HAMBURG

PLANNING BOARD MINUTES

1-14-87

The Town of Hamburg Planning Board met in regular session on Wednesday, January 14, 1987 in the Planning Board room of Hamburg Town Hall. Those in attendance are as follows:

Messrs. G. Gerald Valgora, Richard Crandall, Sandy Carnevale, Mrs. Sally Saunders, Elgin Cary, George Danyluk, Dennis Gaughan. Others included Building Inspector Jack Lauchert, Daniel Gorman, Esq. George McKnight, and Terry Dubey, Stenographer. Mr. Gorman conducted the 1987 Organizational Meeting which resulted as follows:

Chairman G. Gerald Valgora
Vice-Chairman Richard Crandall
Secretary George Danyluk

Minutes of the meeting of 12-17-87 were amended as requested by Mr. Crandall, seconded by Mrs. Saunders. Carried.

On two issues, Mr. McKnight informed the board that the question of the road has been raised by residents of Amsdell Road. Petition was presented to the Hamburg Town Board and an information session has been scheduled for January 28, 1987 at 8:00 p.m. to discuss Hamburg Mobile Home Park.

The Baptist Church on the corner of Quinby and South Park Avenue was cited for lack of site plan review. Applicant to be present this evening.

EAGLE CREST MOBILE HOME PARK - (OFF BROOK GARDENS)

Mr. Paul O'Neill appeared before the Planning Board for site plan review on 272 lots for a mobile home park adjacent to Brook Gardens. Mr. McKnight noted that more auxiliary areas for off street parking should be indicated. Town Engineer Gilbert requested that part of Roundtree Village be indicated on the site plan showing how it relates to the Mobile home park property. Also, there is a requirement to provide a recreational area or utility building which will require some form of waiver. Building Inspector Lauchert noted that since this area is in the 100 year flood plain, the elevation of 610' should be indicated on the site.

Motion was made by Mrs. Saunders, seconded by Mr. Danyluk to approve the site plan as presented. Carried.

KINGSWOOD ESTATES - WAYNE PENSENSTADLER - ZONED R-2

Mr. Pensenstadler appeared before the Planning Board for expansion of Kingswood Estates which is located off Nash Road. Mr. Snyder owns another 13 acres of property which they would like to tie into the present development. Lot sizes are adequate with 60' frontage. Zoning is R-2. Applicant was advised to discuss the cul-de-sac with the Highway Supt. as it is too small and a 70' right of way is required as opposed to 60'. Applicant to discuss matter further with Town Engineer and Highway Supt.

1-14-87

PETER SCHREIER - PROFESSIONAL DENTAL OFFICE - OLYMPIC AVENUE

Mr. Peter Schreier appeared before the Planning Board with a site plan for a proposed dental office to be located on Olympic near Abbott Rd. Comments were received from Building Inspection, Engineering, and Planning. The ordinance requires eight parking spaces and 18 are proposed. Bumper blocks or curbing should be designated on the site plan. If a sign is to be installed, it should be located on the site plan. Plans should conform to the New York State Uniform Fire Prevention and Building code. Town Engineer would like the swale designated on the plan. It should also reflect underground lines with length and pitch.

Motion was made by Mr. Crandall, seconded by Mr. Cary to approve the site plan contingent upon Engineering. Carried.

BEREON BAPTIST CHURCH - 5738 SOUTH PARK AVENUE

Rev. Philip Owen appeared before the Planning Board for the Bereon Baptist Church which is temporarily located at 5738 South Park Avenue which is on the corner of Quinby. The Building Inspector cited the church as a site plan has not been filed. Mr. Owen brought in a survey. George McKnight is to designate the required parking on the survey.

Motion was made by Mr. Danyluk, seconded by Mr. Cary to approve the survey as presented. Carried.

Motion to adjourn the meeting was made by Mr. Crandall, seconded by Mr. Cary. Carried. Meeting adjourned at 9:10 p.m.

RESPECTFULLY SUBMITTED,


GEORGE DANYLUK, SECRETARY

NEXT MEETING DATE:

JANUARY 28, 1987
7:30 P.M.

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
SALLY A. STEPHENSON

Town Attorney
JEAN PETERSON

Town Clerk
PATRICIA A. MEAD

Supt. of Highways
RICHARD A. SMITH

Receiver of Taxes
ROBERT A. MARS

TO : Town Planning Board -
FROM: Town Engineer Gilbert
DATE: 1-6-87
SUBJ: SITE PLAN REVIEW
HAMBURG MOBILE HOME PARK

Following are our comments on plans which we received on December 18, 1986.

-We are waiting for copies of approval of plans from Erie County Health Department and Erie County Water Authority.

-Our storm comments from our September 10, 1986 review have not been addressed. They include.

-There is a 4 foot to 5 foot deep ditch next to the road on the west side of the park.

-At the north end of this ditch at Southwestern Boulevard, they have not shown the details of the proposed culvert.


Jack Gilbert, Jr.

JJG, Jr./jnl

cc: J. Lauchert

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file

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TO : Town Planning Board
FROM: Town Engineer Gilbert
DATE: 12-10-86
SUBJ: SITE PLAN REVIEW
LEISURELAND

Please see our previous site plan review dated July 23 and August 6, 1986. This review is on plans revised November 22, 1986.

- The new parking area still does not have proper drainage details. Missing are existing and proposed elevations for catch basins, pipe invert elevations, sizes, slopes and lengths.
- Storm water runoff should be directed to a proper outlet. The use of the word "Pitch" tells us little of what is supposed to happen to the storm water.
- In one case the Pitch arrow has been reversed from that shown on a previous plan. We wonder if they know what they are doing.

Attached is the site plan with comments.


John J. Gilbert, Jr.

JJG, Jr./jnl

cc: J. Lauchert

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January 13, 1987

MEMO TO: Planning Board
FROM: Planning Dept.
SUBJECT: Peter Schrier Dental Office

1. The property is zoned properly.
2. The ordinance requires eight parking spaces and 18 are proposed. The parking spaces should have bumper blocks or curbing. The parking setbacks are acceptable.
3. If a sign is to be installed it should be located on the site plan.

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S-6100 SOUTH PARK AVENUE - HAMBURG, NEW YORK 14075

TEL: (716) 649-6111

January 9, 1987

To: Planning Board

Re: Planning Board Meeting on 1/14/87

Comments are from Chapter 29 of the Code of the Town of Hamburg, as Local Law No. 7, 1976. Printed and adopted on 5/19/76.

Kingswood Estate Part III, no plans, no comment.

Creekside Estates, no plans, no comment.

3714 Abbott Road - Dental Office - Zoned RC - 29-52A No. 11 - Permitted change in use, the site plan should conform to the developing checklist. The plans submitted are a good start in obtaining approval by the Planning Board. The plans for the building must conform to the New York State Uniform Fire Prevention and Building Code since there is a change in use. When plans are completed, I will gladly review.

5738 South Park Avenue - Baptist Church - There are no plans to my knowledge. Therefore, I have very little comments except that the use change for this building must conform to the New York State Uniform Fire Prevention & Building Code. When plans are available, I will review the same.

If I can be of anymore assistance, feel free to contact me.

Sincerely,

John J. Lauchert, C.P.C.A.
Building, Zoning & PLumbing Inspector
Code Enforcement Officer
Town of Hamburg

JJL/cms

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January 14, 1987

TO: Residents of Amsdell on Petition Dated 1-12-87

SUBJECT: Hamburg Mobile Home Park (formerly Frank's
Trailer Park), Southwestern Blvd.

Your petition on the above-mentioned matter has been referred to the Planning Board from the Town Board meeting of 1-12-87.

Please be advised that an information session has been set by the Planning Board on January 28, 1987 at 8:00 p.m. in the Planning Board room which is located in the basement of Town Hall.

For your information.

Sincerely,

TOWN OF HAMBURG PLANNING BOARD

G. Gerald Valgora
G. Gerald Valgora, Chairman

GGV:tad

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