

meets 1-28-87

TOWN OF HAMBURG PLANNING BOARD AGENDA

DATE: 1-28-87

TIME	NAME	PURPOSE
7:30	EXECUTIVE MEETING	
8:00	Hamburg Mobile Home Park Mark & Linda Schmidt	Information Session.
8:20	McKinley Meadows 826-5807 John Hannon	Site Plan Review Apts. 120 units -
8:40	Bob Tills Rezoning petition	Paul Bastian - Southwestern Blvd. Mini-van Storage
9:00	Tonette Homes	Subdivision Sketch of - Smith & Lakeview Rd.
9:20	Bob Oberst Junk Yard	C-2 zoning Big Tree Rd.
	Proposed Office Pat Burke	Information session - Rezoning of property between Amoco Town and McKinley Inn
10.00	Shaw & Shaw Prof. Legal Office & Vending Machines	S-4819 South Park Avenue

Approval of Minutes

TOWN OF HAMBURG

PLANNING BOARD MINUTES

1-28-87

The Town of Hamburg Planning Board met in regular session on Wednesday, January 28, 1987 at 7:30 p.m. in the Planning Board room.

Members attending included: Chairman G. Gerald Valgora, Richard Crandall, George Danyluk, Sally Saunders, Dennis Gaughan, Sandy Carnevale. Others attending included: George McKnight, Attorney Dan Gorman, and Stenographer, Terry Dubey.

ABSENT: Elgin Cary

Minutes of the meeting of 1-14-87 were approved on motion by Mr. Crandall, seconded by Mrs. Saunders. Carried.

HAMBURG MOBILE HOME PARK - S-5455 SOUTHWESTERN BLVD. - ACCESS ROAD TO AMSDELL

Residents of Amsdell Road appeared in opposition to the proposed emergency access road for relief of residents of Hamburg Mobile Home Park (formerly Frank's). Residents of the area complained of increased traffic volume on to Amsdell which is already a high accident area.

Comments were read from Norm Ryan, Traffic Safety Coordinator. Mark and Linda Schmidt, new owners of the Hamburg Mobile Home Park stated that they are presently in the process of up-grading the park and plan to install new water and sewer lines. Changes have been made as requested by the Town Engineer, Jack Gilbert.

No decision on the matter will be made until the February 11th meeting.

REQUEST RECEIVED FROM EAGLE CREST MOBILE HOME PARK TO WAIVE THE RECREATIONAL BUILDING REQUIRMENT.

Attorney Gorman noted that he has researched the statute on the waiver for a utility building or recreational building for mobile home parks. He stated that this is the purvue of the Hamburg Town Board. A letter requesting relief from the statute is to be drafted for the Town Board.

MC KINLEY MEADOWS - JOHN HANNON - 120 UNIT APARTMENT COMPLEX - MC KINLEY PARKWAY.

A site plan for McKinley Meadow apartments was presented to the Planning Board which is the same plan that was presented in 1983. Variances for the project were granted but have since lapsed as no extension requests were made. It was noted that based on the ordinance the density is too high. A meeting is to be scheduled with the Town Engineer, Building Inspector, and Planner to review the requirements for the proposal.

REZONING PETITION OF PAUL BASTIAN FOR MINI-SCHOOL BUS STORAGE FACILITY AT SOUTHWESTERN BLVD. & AMSDELL RD. FROM R-1 TO C-2.

Attorney Bob Tills and Mr. Stanley Stoklosa appeared before the Planning Board with a rezoning petition for a storage facility of mini-vans to be located on a vacant, triangular property on Southwestern Blvd. and Amsdell Road. The zoning change is from R-1 to C-2. At the present time, the mini-van operation is located on Legion Drive but they have outgrown the facility. They have approximately 30 mini-vans (16 passenger), and 25-30 employees. Maintenance and repair of the vehicles would be conducted in the building. The painting of the busses is done by Fisher Bus. Mr. Bastian would like to have a curb cut on Southwestern and one on Amsdell. The building will be located as close to the front as possible. As a consideration on the residential area, it was agreed that some type of buffer and landscaping would be requested. The parking area would be paved. A recommendation on the rezoning will be made at the February 11th meeting.

MARIE ANTOINETTE HOMES - PROPOSED REZONING AND SUBDIVISION TO BE LOCATED ON THE OLD AND NEW LAKEVIEW ROADS.

Mr. Angelo appeared before the Planning Board with a sketch of a proposed rezoning and subdivision layout on approximately 15 lots to be located on Smith and Lakeview Roads. The parcel is zoned R-A. The rezoning petition would be for single family units on 100' x 200' lots. The dwellings would be in the \$65,000 to \$85,000 range. Applicant was advised to proceed with the rezoning petition and to bring in a copy of the survey and legal description.

PROPOSED JUNK YARD ON BIG TREE ROAD NEAR ST. FRANCIS FOOTBALL FIELD

A request for an automotive junk yard to be located on Big Tree near St. Francis has been made and would require a rezoning. Board members noted that Big Tree near the circle is one of the main entrances to the Town and a junk yard would be better situated in an M-2 zone. No action was taken as the applicant did not appear.

PROPOSED LEGAL OFFICE--SHAW & SHAW--FORMER BIG TREE ELEMENTARY SCHOOL

A site plan was presented to the Planning Board for a legal office for Shaw and Shaw and a vending operation. Mr. McKnight noted that the plan should include a detail of parking requirements, lighting, signage, etc. Board members felt that this is a positive use of the land and the existing building. The applicant was not present. No action was taken.

Motion to adjourn the meeting was made by Mr. Carnevale, seconded by Mr. Danyluk. Carried. Meeting adjourned at 10:40 p.m.

RESPECTFULLY SUBMITTED,

GEORGE DANYLUK, SECRETARY
PLANNING BOARD

NEXT MEETING DATE: 2-11-87
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

January 29, 1987

TO: Concerned Residents of Amsdell Road - regarding emergency access point to Amsdell from Hamburg Mobile Home Park

Please be advised that the Planning Board will make a determination of its findings on the emergency access road which was proposed to Amsdell Road from Hamburg Mobile Home Park.

The matter will be decided at the February 11th Planning Board meeting at 8:00 p.m. in the Planning Board room of Hamburg Town Hall. The meeting is open to the public should you desire to attend.

Very truly yours,

TOWN OF HAMBURG PLANNING BOARD

G. Gerald Valgora
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GGV:tad

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January 29, 1987

Mr. Gerald Filipiak, President
Eagle Crest Inc.
3625 Eggert Rd.
Orchard Park, N. Y. 14127

Dear Mr. Filipiak:

The Town of Hamburg Planning Board has received your request to waive the Mobile Home Ordinance requirement for a recreational building. It is the opinion of the Planning Board Attorney that this waiver can only be granted by resolution of the Hamburg Town Board.

The Planning Board is in agreement with your request and will ask the Town Board to waive the recreation building requirement.

If you have any questions, please call George McKnight at 649-6111.

Very truly yours,

TOWN OF HAMBURG PLANNING BOARD

G. Gerald Valgora
G. Gerald Valgora, Chairman

WHEREAS Section 30A-80 of Chapter 30A (Mobile Home Courts) of the laws of the Town of Hamburg requires that each mobile home court must have one or more service buildings, and

WHEREAS, a letter was received from Mr. Gerald Filipiak, President of Eagle Crest Mobile Home Park requesting a waiver of this requirement because each mobile home unit that will be installed in Eagle Crest will have laundry facilities and as a result there is no need for a service building, therefore

BE IT RESOLVED, that the Town Board of the Town of Hamburg waives the requirement that a service building must be incorporated in the approve site plan and constructed as a part of the Eagle Crest Mobile Home Park development.

FOR: Work Session
2-2-87

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Eagle Crest, Inc.
3625 Eggert Road
Orchard Park, New York 14127
January 21, 1987

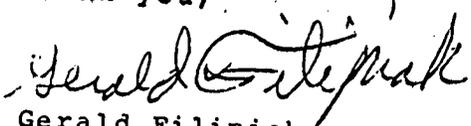
Hamburg Planning Board
Hamburg Town Hall
Hamburg, New York 14075

Dear Hamburg Planning Board:

This is a formal request from Eagle Crest Mobile Home Park to eliminate a recreational building from this new mobile home park. Inasmuch as all units are equipped with a laundry area, also considering the cost for erection of this building, high cost of insurance, taxes, etc., would result in higher rents for the tenants.

For recreation there are 13 wooded acres, wooded walking trails and a creek for fishing.

Thank you,


Gerald Filipiak
President

GF/jsf

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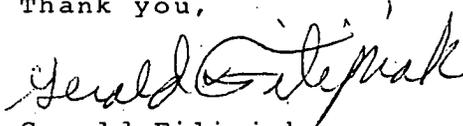
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RECEIVED

JAN 23 1987

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SUPERVISOR'S OFFICE

Town Attorney
JEAN PETERSON

Town Clerk
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RICHARD A. SMITH

Receiver of Taxes
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TO : SUPERVISOR QUINN
FROM : NORMAN H. RYAN, Traffic Safety Coordinator
DATE : JANUARY 22, 1987
RE : PROPOSED DRIVEWAY ONTO AMSDELL ROAD/FRANK'S TRAILER PARK

The following was determined after an inspection of the site:

1. The addition of 50 mobile homes to this trailer park would increase traffic flow onto Southwestern Boulevard. The traffic flow in this area was recently increased due to reconstruction of the roadway
2. Three existing driveways are located on the crest of the hill.
3. The proposed driveway onto Amsdell Road could eliminate considerable traffic flow from the trailer park onto Southwestern.
4. The proposed driveway would be well suited to relieve egress and entering of the property.
5. The proposed driveway is centrally located on the north side of Amsdell Road between Southwestern Blvd. and Pleasant Avenue drive will be .02 miles from Southwestern Blvd. and the same distance from Pleasant Avenue.
6. There is good sight distance through this area-level roadway with a speed limit of 35 MPH.
7. There is a buffer zone of trees on each side ± 200 feet.

If I can be of further assistance, do not hesitate to call.

Eagle Crest, Inc.
3625 Eggert Road
Orchard Park, New York 14127
January 21, 1987

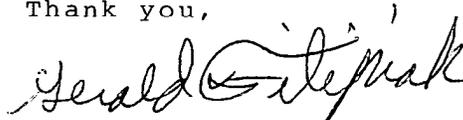
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