

Meets 2-11-87

# TOWN OF HAMBURG PLANNING BOARD AGENDA

DATE: 2-11-87

TIME	NAME	PURPOSE
7:30	EXECUTIVE MEETING	
8:00	Hamburg Mobile Home Park	Information session.
8:20	Ron Bugaj Erie County Agricultural Society	Gazebo, parking area - Site plan review South Park Entrance
8:40	Mr. Oberst Junk Yard Big Tree at St. Francis	Information session
9:00	Shaw & Shaw Professional legal office	site plan review
9:20	Ken Nigro Apartments & Office	Site plan review
9:40	Tony Angelo Marie Antoinette Homes	Rezoning for Twin Lakes Subdivision
10.00		

Approval of Minutes

1. Rezoning petition - Paul Bastian - mini-van storage building  
Amsdell & Southwestern Blvd. - Recommendation to Town Board
2. Waiver for Mobile Home Park - Eagle Crest - *passed*
3. *Rezoning S. Angelo*
4. *Rezoning S.W. + Sheldon*

2-11-87

TOWN OF HAMBURG

PLANNING BOARD MINUTES

The Town of Hamburg Planning Board met in regular session on Wednesday, February 11, 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, Elgin Cary. Others attending included: Attorney Dan Gorman, and Stenographer, Terry Dubey.

Minutes of the meeting of 1-28-87 were approved on motion by Mrs. Saunders, seconded by Mr. Carnevale. Carried.

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

Planning Board members did an inspection of the premises on Amsdell Road to review the concerns of local residents for an emergency access road on to Amsdell from the Hamburg Mobile Home Park. Members still feel that the road is a good idea in terms of planning. However, since the concerns of the residents in the area were taken into consideration the following motion was made:

Motion was made by Mr. Danyluk, seconded by Mrs. Saunders to approve the site plan as presented with the deletion of the road on to Amsdell. Carried.

Mr. Schmidt, owner of Hamburg Mobile Home Park, noted that some of the trees have already been cleared. Stumps will be removed and new water lines will be installed. It will be necessary to come in from the Amsdell Rd. area to have this work completed. Area will be leveled when completed.

PAUL BASTIAN - REZONING PETITION OF PROPERTY AT THE NORTHEAST INTERSECTION OF SOUTHWESTERN BLVD. & AMSDELL RD. FROM R-1 TO C-2

The rezoning petition of Paul Bastian indicates that the area at the northeast intersection (near the fire hall) would be used for a mini van bus service with a storage building. The following recommendation will be made to the Town Board in favor of the rezoning.

Motion was made by Mr. Crandall, seconded by Mr. Carnevale to forward a favorable recommendation for the mini bus service and storage building for the following reasons:

1. This is a good use of the land along Southwestern Boulevard.
2. This is a logical extension of a C-2 zoning.
3. This type of use will enable the Planning Board to place some controls in the site plan review process.
4. The egress to Amsdell Road will be as close to Southwestern as possible.
5. There will be a form of natural buffer between the storage building and the residential adjacent property. Carried.

SHAW & SHAW PROFESSIONAL OFFICE - FORMER BIG TREE SCHOOL

Mr. James Shaw appeared before the Planning Board for site plan review of a proposed legal office in the former Big Tree Elementary School. At the last meeting a revised site plan was requested and questions were raised on landscaping, parking, and lighting. The site plan is in the process of being revised. There will be landscaping around the perimeter of the building, as well as lighting.

2-11-87

SHAW & SHAW LEGAL OFFICE CONTINUED

On the parking requirements, they will utilize as much of the parking as they can. There is room for 18 cars. Applicant was advised that if they wish to utilize the parking in the first 35', an appearance will be required before the Zoning Board of Appeals.

Motion was made by Mr. Cary, seconded by Mr. Danyluk to forward a favorable recommendation to the Zoning Board for the parking. Carried.

PROPOSED PUBLIC VIEWING AREA FOR BUFFALO RACEWAY NEAR SOUTH PARK ENTRANCE

Mr. Ron Bugaj, architect for the Buffalo Trotting Assoc. appeared before the Planning Board with a preliminary sketch plan for a proposed viewing area on the fairgrounds property near the South Park Avenue entrance. This is in accordance with the proposed training center which was discussed last year. Buffalo Raceway would like to provide a bleacher section and paved parking area, bike racks, for approximately 30 to 50 people to view the activity while the horses do their practice runs. Some type of covered gazebo will also be planned. The cost of this project will run in the vicinity of \$35,000. Mr. Bugaj noted that the raceway is looking for some type of conceptual approval and that the Planning Board would be favorable towards the project. Planning Board members agreed that this is a good project on the fairgrounds property. A suggestion was made that a larger area be provided for parking as this may stir interest by the general public. Conceptual approval was granted.

ANTOINETTE HOMES - REZONING PETITION FOR 16 LOT SUBDIVISION ON LAKEVIEW NEAR SMITH ROAD. ZONED R-A TO R-1.

Rezoning petition on 16 lots was referred to the Planning Board on a parcel located on Lakeview Rd. near Smith Road. Applicant was advised that a rezoning will be required as well as a subdivision hearing. The subdivision will be called Twin Lakes.

The following recommendation was made:

Motion was made by Mr. Crandall, seconded by Mr. Danyluk to forward a favorable recommendation to the Town Board based on the following:

1. This is an appropriate use of the property and surrounding areas.
2. Public water is available to the site.
3. The lots will be large enough so that use of septic tanks will not be a problem.
4. Sixteen lots will not pose a traffic problem. Carried.

REZONING PETITION OF SCOTT NURMI AND FRANK MEMOLI - FROM R-2 TO C-1

A rezoning petition of Scott Nurmi and Frank Memoli from R-2 to C-1 for a proposed restaurant has been referred to the Planning Board from the Town Board.

2-11-87

SOUTHWESTERN BLVD. & SHELDON

The following recommendation was made:

RESOLVED, that the Planning Board recommends the rezoning from C-3, Office District to C-1, Local Retail Business, of a parcel containing approximately 490 feet of frontage on the north side of Southwestern Blvd. for a restaurant and lounge and

BE IT FURTHER RESOLVED, that the remaining 260 feet of frontage eastward to the Orchard Park Line also be rezoned to the same depth from C-3 to C-1 for the following reasons:

1. It abuts the business zoning in the Town of Orchard Park.
2. The proposed business will not generate a high volume of traffic due to a lack of rapid turnover.
3. The size of the parcel for this business will compliment the adjacent Office District zoning.

KEN NIGRO - PROPOSED SITE PLAN ON BIG TREE

Applicant did not appear. Comments from Building Inspector, Engineer and Planning to be submitted to applicant. Approval for site plan cannot be given until concurrence is received from other departments.

Motion to adjourn the meeting was made by Mr. Danyluk, seconded by Mr. Carnevale. Carried. Meeting adjourned at 9:30 p.m.

RESPECTFULLY SUBMITTED,

  
GEORGE DANYLUK, SECRETARY  
PLANNING BOARD

NEXT MEETING DATE: FEB. 25, 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  
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DANIEL J. HENRY  
SALLY A. STEPHENSON

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JEAN PETERSON  
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Supt. of Highways  
RICHARD A. SMITH  
Receiver of Taxes  
ROBERT A. MARS

February 13, 1987

TO: THE HAMBURG TOWN BOARD

At the regular meeting of 2-11-87, the Planning Board made the following recommendation on the rezoning petition of Scott Nurmi and Frank Memoli, property on Southwestern Blvd. near 3931 Sheldon Rd:

RESOLVED, that the Planning Board recommends the rezoning from C-3 Office District to C-1 Local Retail Business of a parcel containing approximately 490 feet of frontage on the north side of Southwestern Blvd. for a lounge and restaurant and BE IT FURTHER RESOLVED, that the remaining approximately 260 feet of frontage eastward to the Orchard Park line also be rezoned to the same depth from C-3 to C-1 for the following reasons:

1. It abuts the business zoning in the Town of Orchard Park.
2. The proposed business will not generate a high volume of traffic due to a lack of rapid turnover.
3. The size of the parcel for this business will compliment the adjacent Office District zoning.

*G. Gerald Valgora*  
G. GERALD VALGORA, CHAIRMAN  
PLANNING BOARD.

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3. The size of the parcel for this business will compliment the adjacent Office District zoning.

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February 13, 1987

Mr. Ken Nigro  
N.D.C.  
McKinley Parkway  
Blasdell, New York 14219

SUBJECT: Comments on Site Plan for Big Tree Road

Attached are comments from the Planning Dept., and Building Inspector on your site plan of apartments and offices located on Big Tree Road.

Before any approval on site plan is received, the corrections and revisions must be made.

Very truly yours,

TOWN OF HAMBURG PLANNING BOARD

*G. Gerald Valgora*  
G. Gerald Valgora, Chairman

GGV:tad

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February 10, 1987

MEMO TO: PLANNING BOARD

SUBJECT: N.D.C. Apartment and Office Complex.  
Big Tree Road

There should be adequate parking for the existing development if the lot is finished back to the second building (B).

This parcel is now zoned C-2. Residences are not allowed in commercial districts (except for N.C.) - but at least some of these residential units predate the new Z.O. Ken Nigro should evaluate the long-term development of this parcel and have it zoned accordingly.

The general building, parking, drainage layout is the same as what we have previously approved.

GEORGE MC KNIGHT

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February 11, 1987

TO: PLANNING BOARD

SUBJECT: Ken Nigro - Big Tree Road Complex

I have reviewed the site plan for NDC Apartment and Office Complex, Drawing SC 1455 dated June 9, 1986. For the existing concrete block building A which is being remodeled, the first floor handicapped apartments and floor elevation of 701, there is a center entranceway with entrances at each end. The one at the south end is legal. It also shows a finished grade of 701, therefore the water from the parking lot will drain right into the building when the door is open. Same thing exists with concrete Block Building B, first floor elevation 702. There are entrances there at the present time. The building is used for storage. The elevation of 703 means that the water will run right into the door of the building. You will note that some of the other elevations will end up with the same problem. The plan does not show where the storm water will drain as there are no receivers in the lot. There are no lights designated. Since this will be phased, it should reflect what part will be paved to meet the needs of the people in the building.

I have a question concerning the plans which I received on Feb. 6 for Building "A". The 4 handicapped apartments on the lower level do not meet the handicap requirements. On the second floor, it says 4 apts. but there are six.

Existing frame building "G" first floor elevations 702--shows 2 apartments. That was a single family unit which has since changed to an office which is now 2 apartments and no building permit was issued. We have no plans for those 2 apartments. We should know where the water line is. If the buildings are to be built like Bldg. A, we will require sprinklers. The water line must be indicated. At the rear of the building A or to the west side, in the middle there is a doorway on the plans. The building is completely burned on the west side and south side. We need to know where the sidewalk goes. As far as parking spaces for this development, they will need 4 handicap parking spaces. The existing frame building "G" requires 4 spaces. The existing block building B covered under 29-119 I, requires 6 spaces. The plan shows more spaces than what is required. Spaces should be indicated on the site plan. Plans have been submitted to Housing Renewal. I do not have a set of complete plans. There are many violations on the site plan. Property zoned C-2. Under 29-73A no residential housing shall be permitted in a C-2 district.

Sincerely,

JOHN J. LAUCHERT, BUILDING INSPECTOR

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February 12, 1987

TO: THE TOWN BOARD

SUBJECT: Rezoning Petition for Antoinette Homes  
(proposed 16 lot subdivision) from R-A to R-1  
Single Family Homes - Twin Lake Subdivision

At the Planning Board meeting of February 11, 1987, the following recommendation was made to the Town Board:

RESOLVED, that a favorable recommendation be submitted for the rezoning petition of Antoinette Homes from R-A to R-1 for single family dwellings based on the following reasons:

1. This is an appropriate use of the property and surrounding area.
2. Public water is available to the site.
3. The lots will be large enough so that use of septic tanks will not be a problem.
4. Sixteen lots will not pose a traffic problem.

*G. Gerald Valgora*  
G. Gerald Valgora, Chairman  
Planning Board

RECEIVED  
FEB 12 1987  
LEGAL DEPT.  
TOWN OF HAMBURG

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February 12, 1987

TO: THE HAMBURG TOWN BOARD

REZONING PETITION OF PAUL BASTIAN FOR MINI BUS SERVICE  
ON SOUTHWESTERN BLVD. & AMSDELL RDA. FROM R-1 TO C-2

The Planning Board, at its regular meeting of February 11th, 1987, made the following recommendation on the rezoning petition of Paul Bastian for a mini-van service and storage building to be located on Southwestern Blvd. & Amsdell:

Motion was made by Mr. Crandall, seconded by Mr. Carnevale to forward a favorable recommendation for the mini-bus service and storage building for the following reasons (R-1 to C-2):

1. This is a good use of the land along Southwestern Boulevard.
2. This is a logical extension of a C-2 zoning.
3. This type of use will enable the Planning Board to place some control in the site plan review process.
4. The egress to Amsdell Road will be as close to Southwestern Blvd. as possible.
5. There will be a form of natural buffer between the storage building and residential adjacent property. Carried.

Sincerely,

TOWN OF HAMBURG PLANNING BOARD

*G. Gerald Valgora*  
G. Gerald Valgora, Chairman

GGV:tad

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February 12, 1987

TO WHOM IT MAY CONCERN:

SUBJECT: Proposed Public Viewing Area  
Buffalo Trotting Association

Please be advised that Mr. Ronald Bugaj, Architect for the Buffalo Trotting Association, appeared before the Planning Board for an initial presentation of a proposed Viewing area to be located on the Fairgrounds property near the South Park entrance.

The Planning Board looks favorably upon the project and has given their conceptual approval.

Sincerely,

TOWN OF HAMBURG PLANNING BOARD

*G. Gerald Valgora*  
G. Gerald Valgora, Chairman

GGV:tad

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Sincerely,

JOHN J. LAUCHERT, BUILDING INSPECTOR

*mailed 2-12-87  
to N.D.C.*

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February 10, 1987

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TO : GEORGE McKNIGHT-PLANNING BOARD  
FROM : NORMAN H. RYAN-TRAFFIC SAFETY DIRECTOR  
DATE : FEBRUARY 6, 1987  
RE : FRANK'S TRAILER PARK/PROPOSED DRIVE ONTO AMSDELL ROAD

After Norman Ryan presented the results of a study on the above described location the Traffic Safety Board unanimously recommended that the expansion of this trailer park would increase the traffic flow from the area. This flow onto Southwestern Boulevard could be diverted to the proposed drive thus reducing possible congestion at existing driveways located on Southwestern Boulevard.

LEGAL NOTICE

Pursuant to Section 29-196.3 of the Zoning Ordinance, notice is hereby given that the Planning Board will hold a Public Hearing on March 11, 1987 at 8:00 p.m. to consider the following:

ROGER HALT FOR SATELLITE DISH ANTENNA ON PART OF LOT 44, T-9,  
R-8 LOCATED at 4843 Jack's Trail.

Public Hearing will be held in the Planning Board room in Hamburg Town Hall, S-6100 S. Park Avenue.

TOWN OF HAMBURG PLANNING BOARD

G. GERALD VALGORA, CHAIRMAN  
GEORGE DANYLUK, SECRETARY

DATED: February 20, 1987