

TOWN OF HAMBURG

PLANNING BOARD MINUTES

2-12-86

FENCING FOR RESIDENTS OF
MC KINLEY MALL AREA ON
THE NEW MILESTRIP ROAD

FENCING TO BE ERECTED ALONG THE NEW MILESTRIP
WITH LIMITED LANDSCAPING. MEETING TO BE HELD
WITH RESIDENTS TO ADVISE THAT NEITHER THE TOWN
OR COUNTY WILL MAINTAIN FENCE ONCE ERECTED.

D'ANDREA & GATZKE REZONING
PETITIONS - DORCHESTER

MATTER TABLED FOR MEETING WITH FULL BOARD

FRACCICA REZONING ON
SOUTHWESTERN BLVD. & SHELDON
ROAD

APPLICANT TO APPEAR AT THE NEXT MEETING

JOSEPH LATONA ASSOC.
RICHARD IZZO PROPERTY
CAMP RD. NEAR THRUWAY INTER-
CHANGE - MULTIPLES & 4 UNIT
DWELLINGS - ZONING CHANGE FROM
R-A TO R-2

CONCEPTUAL PLAN PRESENTED. PLOT PLAN TO
BE DISTRIBUTED TO VARIOUS ADVISORY BOARDS
FOR INPUT.

MR. KUHN - SUPER DONUT SHOP
SOUTHWESTERN BLVD. & SEVEN
CORNERS

SITE PLAN TO BE REVISED

COUSINS ROOFING
PLEASANT AVENUE
FORMER PITTSBURGH PIPE

NO PLANNING BOARD APPROVAL NECESSARY

STEVE STRNAD
PROPOSED GARAGES ON APARTMENT
COMPLEX OF STRNAD DRIVE

MINUTES TO BE RESEARCHED AS TO WHAT AGREEMENT
WAS MADE ON RECREATION AREA. APPLICANT ADVISED
TO ATTEND FEB. 26TH MEETING

NELSON KEEM - PROPOSED EXPANSION
OF MOBILE HOME PARK - BROOK
GARDENS - CONVENIENCE STORE &
DRUG STORE TO BE INCLUDED IN
PROPOSAL

NO OBJECTION TO MOBILE HOME PARK EXPANSION.
BOARD MEMBERS PREFER NOT TO SEE CONVENIENCE
OR DRUG STORE.

TOWN OF HAMBURG

PLANNING BOARD MINUTES

2-12-86

The Town of Hamburg Planning Board met in regular session on Wednesday, February 12, 1986 at 7:30 p.m. in the Planning Board room.

Members attending included: Richard Crandall, Elgin Cary, George Danyluk, & Ray Joseph. Others attending included: George McKnight, Jay Pohlman, Esq. and Terry Dubey, Stenographer. EXCUSED: G. Gerald Valgora, Tom Corcoran, Art Will

Minutes of the meeting of 1-29-86 were approved as amended by Mr. Cary, seconded by Mr. Danyluk. Carried.

Vice-Chairman, Richard Crandall chaired the Executive Session and discussed the following topics:

1. Welcomes the new Planning Board member, Ray Joseph.
2. Accepted with regret the resignation of Art Will, who is retiring due to ill health. Board members expressed appreciation for services that Mr. Will has rendered to the Town.
3. Briefed members on the status of fencing along the new Milestrip Road. Residents have been pressuring for fencing along the new Milestrip with limited landscaping. Public meeting will be scheduled with the residents on Town's position of no maintenance once the fence is erected.
4. Resolution of Town Board for 2 drives on McKinley is to be amended.
5. D'Andrea and Gatzke rezoning petitions to be tabled until full board is present for decision.
6. Fraccica rezoning on Southwestern Blvd. & Sheldon Road. No action taken. Applicant to be invited for next meeting. Town Board suggested that a survey of the area be undertaken by either a consultant or University of Buffalo students.

JOSEPH LATONA ASSOCIATES- 36 LOT SUBDIVISION 4 UNIT DWELLINGS & DUPLEXES - CAMP ROAD NEAR THRUWAY INTERCHANGE

Mr. Joseph Latona appeared before the Planning Board with a conceptual sketch for doubles and 4 unit dwellings on property belonging to Richard Izzo on Camp Road near the Thruway. The plot plan involves 36 lots on Part of Lot 13, T-9, R-8. The plan has not been submitted to various boards as yet. Applicant was advised that a SEQR must be filed and the proposal will require a rezoning from R-A to R-2. Applicant is to appear at the next meeting when responses have been received from advisory boards.

MR. KUHN - SUPER DONUT - TO BE LOCATED AT FORMER HAMBLETON STATION

Mr. Kuhn, applicant, appeared before the Planning Board with a site plan for a proposed donut shop to be located at the former Hambleton Station on Southwestern and 7 corners. Comments were given to Mr. Kuhn from the Engineering Dept. to incorporate requested changes. The following memos were received:

BUILDING INSPECTOR--The building conforms to the variances which were granted by the Zoning Board as well as parking setback. Drawing No. B-13512 conforms to these recommendations.

2-12-86

SUPER DONUT - SOUTHWESTERN BLVD. (CONTINUED)

The building requires 14 parking spaces one of which is to be reserved for the handicapped. The Zoning Board of Appeals granted a variance of two parking spaces and they have twelve. The building location should have an elevation on it insuring us that it would be a barrier free building as required by the New York State Uniform Fire Prevention and Building Code. I am waiting to review the proposed plans for this building to see that it conforms to code. If a free standing sign is proposed, it should be listed on the plan. I would like to see the specifications regarding blacktop for the parking lot. Before the Planning Board approves any of these drawings, they should make sure that the road cuts are obtained from the State of New York, where the cuts are to be located. A copy of the permit should be included with their approval.

ENGINEERING - JACK GILBERT - Comments given to applicant whose was advised to return the original with the revision.

PLANNING - GEORGE MC KNIGHT

The applicant has been to the Zoning Board of Appeals and has received the following variances: (1) A 30' bldg. setback on Big Tree Rd. (2) A 9' setback on Southwestern, (3) A 9' rear yard abutting 7 corners restaurant. (4) A 25' parking setback; Two parking spaces. The building setback on Big Tree is labeled as 10' but measures 9'. The building is 43' from Southwestern so the granted setback is not necessary. The building is 3' from the rear property line and is acceptable because it requires a 7' setback instead of 9. Twelve parking spaces are shown and (14) are required. This should be acceptable. The parking spaces against the building should have a curb or bumper blocks. No location for a free-standing sign is shown which is good because of the potential visibility problems at the intersection. Outdoor lighting--will it be attached to the building?

Applicant is to revise drawings with Engineering and required information.

COUSINS ROOFING - MR. ROOD--PLEASANT AVENUE FORMER PITTSBURG PIPE CLEANING BLDG.

Mr. Rood, appeared on behalf of his company, Cousins Roofing to be located in the former Pittsburg Pipe Cleaning on Pleasant Avenue. No modifications are anticipated at this time other than cosmetic appearance, new lawn areas, and a better driveway. The facility will be used to house roofing and contractor's material. They will have a small office and 3 staff persons. They have equipment such as dump trucks etc. which will be housed on the premises. No semi-tractor trailers will be parked at the facility. Board members agreed that no Planning Board action is necessary.

STEVE STRNAD--GARAGES TO BE LOCATED ON STRNAD DRIVE & SCRANTON

Mr. Steve Strnad appeared before the Planning Board with a proposal to construct garages at his apartment complex on Strnad Drive. Mr. Strnad needs garage space to store an antique fire truck which he has just purchased. Since he needs a garage for his own use, he felt perhaps it would be feasible to put up additional garage units for his tenants. The site plan was originally approved on May 18, 1971. Reference is to be made to the minutes to determine whether it is a requirement to keep the dedicated green space. Applicant was to check with the Building Inspector to determine if fire wall requirements are needed based on the fire code. Steve Strnad is to return for the February 26th meeting.

NELSON KEEM - PROPOSED EXPANSION OF BROOK GARDENS 267 LOTS

A sketch was presented to the board for the Nelson Keem Mobile Home Park of Brook Gardens. The proposal is for the expansion of 267 lots which will require a rezoning. The property is zoned R-3 behind the creek. Mr. Keem would like the front portion rezoned for R-3, and would like to put in a Convenience type store as well as a drug store for the residents. The property is zoned R-2 presently. Board feeling was that they feel this is a good use for the land to R-3, however, did not feel the convenience store or drug store is a good idea. Matter to be discussed further on Feb. 26th.

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

RESPECTFULLY SUBMITTED,

George Danyluk, Secretary

NEXT MEETING
FEB. 26, 1986
7:30 P.M.

3645 South Creek Rd.
Hamburg, N. Y. 14075
February 10, 1986

Mr. Jack Quinn, Supervisor
Town of Hamburg
Hamburg Town Hall
S6100 South Park Ave.
Hamburg, New York 14075

Dear Mr. Quinn,

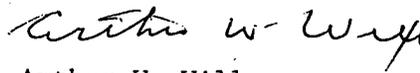
Please accept this letter as my formal resignation from the Town of Hamburg Planning Board. You are aware of my recent health problems and these prevent me from attending the meetings and taking active participation as in the past. I recently suffered another health set-back and will not be able to return to active service in the near future.

I have enjoyed my tenure on the Planning Board and endeavored to actively pursue each challenge. I can no longer operate in that mode and sincerely feel that my resignation will allow an active person to continue for the benefit of the Town.

Please make this withdrawal effective March 1, 1986. I extend my thanks to everyone involved for the opportunity to serve in this capacity. I will gladly help on any future projects as my health permits.

Best of luck to yourself and all of the Board members for continued success.

Yours very truly



Arthur W. Will

cc: Mr. Gerald Valgora ✓
38 Therin Drive
Hamburg, N. Y. 14075