

TOWN OF HAMBURG

PLANNING BOARD MINUTES

2-13-89

The Town of Hamburg Planning Board met in regular session on Wednesday, February 8, 1989 at 7:30 p.m. in the Hamburg Town Hall. Members attending included: Chairman Richard Crandall, Vice-Chairman Elgin Cary, Secretary Gerard Koenig, Steve Strnad, David Phillips. Others attending included Attorney Gorman, Terry Dubey, Stenographer, and George McKnight. Dennis Gaughan.

EXCUSED: Sandy Carnevale

Minutes of the meeting of 1-25-89 were approved on motion by Mr. Gaughan, seconded by Mr. Phillips. Carried.

COLLISION SHOP IN C-1 ZONE (FORMER JOHN MARILLA'S - ARMOR AREA)

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J. CELLURA - REZONING PETITION FROM R-1 TO P.U.D.

Mr. McKnight informed the board that Mr. Cellura would like to change his subdivision from an R-1 and N-C to PUD. The present dwelling that he now owns would be turned into a clubhouse with tennis courts along North Creek and Versailles Road. Board members gave neither adverse or positive comments.

MC KINLEY SQUARE - PARCEL NEXT TO ROSA'S

Mr. Alonzo appeared on behalf of Benderson with respect to the McKinley Square facility which is to be located next to Rosa's. They have managed to work out a continuation of access to the Liberatore property. However, the curb cut itself has not been approved by the Town Board. The Engineering revisions have been made as requested.

Motion was made by Mr. Koenig, seconded by Mr. Strnad to forward a favorable recommendation to the Town Board pending Traffic Safety approval, Engineering, and permission for the curb cut. Carried.

TOWN HALL PLAZA - MINI-STORAGE WAREHOUSE

Mr. Alonzo appeared before the Planning Board with respect to the mini-storage facility and auto-lube to be located near the Hamburg Roller Rink at the Town Hall Plaza. Points that were covered included the drive cut at Friendly's, the drainage is yet to be resolved, and fire company access. A landscaping plan is also to be presented.

BODY TAN - SOUTH PARK AVENUE ACROSS FROM IMMACULATA ACADEMY ZONED C-3

Ms. Tricia Pascal appeared before the Planning Board with her Engineer, Mark Tiedemann, to review the site plan for the proposed Body Tan which is to be located across from Hilbert College. The plan calls for a 1 story building and the parcel is zoned C-3. An appearance was made at the Zoning Board meeting and was granted relief to be on a septic system. The variance on the parking setback was denied. Comments were received as follows:

ENGINEERING

1. The building setback states 80 feet but measures 75 feet. It does not relate to the southern neighbor setback of 80 feet.
2. Are the contours existing grades or finished grades?
3. No buffer of existing trees can remain. If the lot is filled (as it probably will be) the trees will have to be cut down. If only the building site area is filled the trees will be underwater and die.
4. Parking spaces 7-13 must be eliminated since they were rejected by the Board of Zoning Appeals. Parking spaces 1-6 must be 18 feet long, not 15 feet.
5. The driveway on the south side of the building must be 25 feet wide if it is a 2 way driveway. A one-way drive needs only to be 12 feet wide which I recommend as a one-way drive around the building. The driveway must meet the same specifications as the parking lot.
6. The rear parking lot must have the parking spaces shown and provided with a curb or bumper blocks. The drainage flow must also be shown.
7. After the property is filled and as part of the construction, a drainage swale must be constructed on the side property lines.
8. Where a commercial use abuts a residential use a buffering of evergreen trees or a six foot stockade can be required.
9. The site plan says the building is 90 feet deep but it measures 95 feet.
10. The entrance way must be paved out to the street pavement.
11. Label the area in front of the parking as grassed.
12. Unless there is a rear entrance, there should be a raised sidewalk along the side of the building to the front entrance.

BUILDING INSPECTION - DICK CONNELL

This commercial building was approved by the Zoning Board of Appeals on February 7, 1989, to use a septic system as public sewers are not available. The Zoning Board also denied their variance for parking closer than 35' to the property line. Therefore, this site plan must be changed to show this. The following items should be shown or altered on the site plan: (1) Driveway should be extended to pavement on South Park Avenue. (2) Drainage swales should be shown along north and south property lines. (3) Site plan not to scale. (4) Driveway to rear parking lot not wide enough. (5) Rear parking lot needs more details. (6) Parking lot lighting not shown.

ENGINEERING - JACK GILBERT

We have received an amended site plan last revised 1-31-89. We have a few new comments on the subject site which we are holding until our last review set is returned.

Adjacent residents, Gloria Corsetti of 5185 South Park Avenue and Kirby and Kathleen Hahn expressed the following concerns about the proposed structure:

We purchased our present home because the yard offered privacy and quiet. We feel we have the right to maintain the tranquil park-like setting and privacy which our property now affords us. Therefore, we have several concerns as follows:

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BODY TAN (CONTINUED)

What size building is to be built?

How far back will the building be set? If building is not to obstruct our view from the front of the house, building must sit back approximately 125 feet.

How far from each lot line will the building be? Which side of the building will the driveway be on? Will the building be pleasing in appearance? Will there be decorative brick? siding? Painted finish? Will the lot be landscaped attractively with shrubs and plants? Will there be continual maintenance of the outside lot, including the upkeep of building and the pickup of litter? Will the driveway be paved to eliminate excess dust and dirt? What are the hours of operation to be? What type of lighting? We are concerned with bright lights shining onto our property at night. Since there is considerable noise on South Park at the front of the house, we are very concerned with the amount of noise and amount of activity to the side of the house. Since there are children involved who must be to bed early, we are concerned about the noise and activity during evening hours, since their bedrooms face that side of the property. What kind and size are the signs to be. We do not want a portable sign on wheels. Where are the buffer trees located? Will an 8' privacy fence be constructed to offer privacy to us and to shield from headlights. How many tanning booths will there be? What are plans for expansion. We experience low water pressure. How will the proposal affect this? What size septic is required. Will fill be required to build up the land? Will proper drainage tiles be installed so water does not run on to our property and flood our back yard. What effect will this building have on the value of our property? Why is this commercial?

Chairman Crandall noted that if there is to be a free standing sign, it should be designated on the site plan. Hours of operation are Monday thru Friday, 8:00 a.m. until 10:00 p.m. Saturday, 8 until 5:00 p.m. Sunday, hours of operation are 9 to 7:00 p.m.

Board members recommended that the natural buffer remain intact in order to form a separation between the commercial and residential areas. As far as water pressure is concerned, this is more of an engineering nature than a planning function.

Site plan is to be revised for the next meeting.

SOUTHTOWNS WELDING - 3505 BIG TREE ROAD

Mr. Brown of Southtowns Welding appeared before the Planning Board with a revised site plan for his expansion of Southtowns Welding located on Big Tree. The Engineering Dept. forwarded a memo stating that the original site plan was never approved by the Town Engineer.

Motion was made by Mr. Gaughan, seconded by Mr. Koenig to approve the site plan contingent upon site location map and an identification of the main line of the railroad tracks. Carried.

INTEGRATED WASTE SYSTEMS - MR. GILEWICZ - PROPERTY LOCATED NEAR FORD MOTOR CO.

Messrs. Monte Riefler and Mr. Gilowicz appeared before the Planning Board on a proposed 61 acre parcel at Ravenwood North for a transfer station. The operation consists of primary recycling and recovery. There is a tire facility which breaks down materials into small particles. A compressing facility requires an M-2 zoning. Mr. McKnight noted that a facility of this type will require a full blown SEQR whereby the Town will ask for lead agency status including a scoping session.

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Also, research will have to be done to determine whether this type of operation can fall into the zoning of Ravenwood.

Motion to adjourn the meeting was made by Mr. Koenig, seconded by Mr. Gaughan. Carried.

Meeting adjourned at 11:15 p.m.

RESPECTFULLY SUBMITTED,

Gerard Koenig
GERARD KOENIG, SECRETARY
PLANNING BOARD

NEXT BOARD MEETING:

FEBRUARY 22, 1989

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

February 16, 1989

MEMO TO: John Michalek, Attorney
CC: Jack Lauchert, Building Inspector
SUBJECT: John Marilla Gas Station

Mr. M. Lay and R. Mosher, residents in the Armor area, met with the Planning Board on February 8, 1989 to discuss their problems relating to the collision work being done in the John Marilla Gas Station.

Based on the discussion, it is the understanding of the Planning Board that collision work at this site is very recent (2-3 years at most). The area has been zoned C-1 since 1976 and collision work has never been a permitted use in the C-1 zone. Therefore, it is the opinion of the Planning Board and their Attorney that the collision work that is being done is not a permitted use and should be stopped.

Attached for your information is the appropriate section of the Planning Board minutes of February 13, 1989.

George
George McKnight, Director of
Planning - Town of Hamburg

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February 16, 1989

MEMO TO: Supervisor and the Town Board

FROM: George McKnight *G.M.*

SUBJECT: Use of Slag

Slag should not be used for the following reasons:

1. The Brierwood Environmental Impact Statement stated that slag will not be used. I would have to check on procedures to amend the E.I.S. but I suspect it could be very lengthy and might even necessitate a new public hearing.

2. My understanding is that there is no such thing as "old slag". Any time a heavy piece of machinery runs over slag, it is broken and new facets become exposed. This means that wherever the drainage flows, there will be exposure to the aroma of raw sewage. If this flow were to go into a new pond on the golf course golfers will have to be issued nose plugs.

3. I have been told by various engineers that stone (not slag or gravel) provides the best base for roads especially over the long term when we have responsibility for maintenance and that the cost is very competitive with that of slag.

4. According to Jim Bielmeier, slag was not used in Deerfield Heights. I don't know about Fairfax Apartments and Roundtree was started in June 1976.

My strong feeling is that the use of slag will generate substantial short-term as well as long-term problems that will fall primarily on the Town as opposed to the developer and I don't feel the potential headaches are worth it.