

TOWN OF HAMBURG

PLANNING BOARD MINUTES

2-22-89

The Town of Hamburg Planning Board met in regular session on Wednesday, February 22, 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, Dennis Gaughan. Others attending included Attorney Gorman, Terry Dubey, Stenographer, and George McKnight. S.Carnevale.

Minutes of the meeting of 2-13-89 were approved as amended by Mr. Phillips, seconded by Mr. Cary. Carried.

REZONING PETITION OF WOODLEDGE DEVELOPMENT CORP. & CLIFFSIDE - NORTH CREEK RD.  
FROM N-C TO P.U.D.

Messrs. Dan Ganey, and Bob Reggentine appeared on behalf of the rezoning application for Woodledge Development Corp. to be rezoned from N-C to P.U.D off North Creek Road. Mr. Reggentine explained that they are trying to get the maximum use from the property and have decided to build condominiums on this 30 acre parcel. They are within the density requirements and will be going for the condos instead of single family dwelling units as there is a need for this type of housing in Hamburg. This gives more flexibility in preserving the open space requirements and will protect the wooded areas. There is a possibility that the existing North Creek Rd. could be closed off to traffic. A new environmental assessment has been completed for the project.

Motion was made by Mr. Koenig, seconded by Mr. Gaughan to recommend favorably to the Town Board on the proposed project for the following reasons:

1. The proposal allows more flexibility for the development of the parcel.
2. There will be a greater percentage of protection of the wooded areas.
3. There is an increased demand for condominiums in the Town of Hamburg.
4. This property would undoubtedly go undeveloped for many years and is not desirable to have single family homes on large lots.

However, there was no agreement by the board on the closing of the road. Carried.

CRITOPH EXPANSION - SCHULTZ RD. AT LAKEVIEW ROAD. ZONED R-A

Messrs. Bugaj and Critoph appeared before the Planning Board on a proposed 20' x 30' storage building which is to be located at the landscaping business on Lakeview Rd. and Schultz. The building will be used for storage of plants, trees, and other landscaping materials. Comments were received as follows:

ENGINEERING - J. GILBERT

We have reviewed the site plan. If retail sales are proposed we will require parking and drainage details. We have no comments on a landscape maintenance storage building.

PLANNING

Request is for a new storage building for their nursery. The area is zoned R-A and the nursery is a permitted use. Bldg. meets setback requirements.

2-22-89

BUILDING INSPECTION

This property is used for a nursery, landscaping business, and the owner operates a snow plowing business. This includes chopping wood and selling of nursery stock. This is an existing, non-conforming use. The new building needs ZBA approval. Setback is proper. JACK LAUCHERT.

Mr. McKnight is to talk with the Building Inspector as this is a permitted use in the R-A zone.

Motion was made by Mr. Gaughan, seconded by Mr. Phillips to approve the site plan as presented. Carried.

REZONING PETITION - Joseph Recckio - RT. 20 BETWEEN N.Y.S. D.O.T. & UNCLE JOE'S

Mr. Anthony Manfreda and Mary Zelasko of Realty I appeared before the Planning Board on a rezoning petition of a parcel of property on Southwestern Blvd. across from Howard Road next to Uncle Joe's Restaurant. The applicant asked for a single parcel rezoning from R-2 to C-1 for local retail business. Mr. Manfreda explained that they would like to put in a country store for the first phase; whereby they would sell fishing and hunting equipment. Also, they would like to put in an Antique World. This would be an old-fashioned barn, brightly colored. Board members noted that this in essence would be spot zoning. Councilman Mark Cavalcoli noted that a special work session should be set up to review the 2010 Master Plan and review the parcels on Southwestern Blvd. Applicant was asked to bring in a photo of what he is planning for the property. Work session with the Town Board is also to be set up sometime in March.

REZONING PETITION OF PAUL BACH - TOWNHOUSES FROM R-1 TO R-3 MC KINLEY PARKWAY

Messrs. Paul Bach & P. Ringo appeared before the Planning Board on a preliminary plat for a proposed 45 lot subdivision and rezoning petition. The front parcel is zoned R-1. The rear portion will need an R-3 zoning. Rush Creek takes up a great portion of the property. Therefore, 30 townhouses have been designated to fit in with the contours of the land. It was also suggested that a portion of the land be dedicated to the Town. Board feeling is that this proposal should go to the Conservation Board for a recommendation of some type. Clustering was one of the suggestions made.

Motion was made by Mr. Koenig, seconded by Mr. Phillips to TABLE any action on this subdivision until a review is made by the Conservation Board with their recommendation. Carried.

REZONING PETITION OF DAVID H. BALDAUF, R. ALONZO - MOBILE HOME PARK - ABEL RD.

Mr. Bob Alonzo, appeared before the Planning Board, on a rezoning petition for a proposed mobile home park to be located on a parcel of land off Abel Rd. near Southwestern Blvd. Mr. Alonzo noted that there is a need for this type of development for senior adults and young couples who cannot afford homes in the \$90,000 range. The mobiles would be 28' x 56' for a total of 1568 s.f. There is approximately 57 acres of land available for a total of 274 units. They are planning on providing a passive recreation area such as a gazebo for the residents along with a band stand. The roadways will be 28' wide with 2 12' lanes and 2' gutters on each side. The road system would be large enough to accommodate heavy vehicles or emergency equipment. These are mobile home units which can be transported on a frame with wheels.

2-22-89

PROPOSED REZONING PETITION FOR A MOBILE HOME PARK ON ABEL RD. (CONTINUED)

It was noted that the parcels contiguous to this park are all R-A, Residential Agricultural. There is no abutting to an R-4 zoning. Mr. Gaughan noted that the Town of Hamburg has a high ratio of mobile homes as opposed to what other towns have. The developer responded that with the McKinley Mall project, there is a resurgence of development in the South-Towns and the need is there for mobile home units.

Mr. Koenig responded that in his opinion he would rather stay within the restraints of the 2010 master plan. There is no zoning around this parcel that is R-4 and could be construed as a case of spot zoning.

Motion was made by Mr. Phillips, seconded by Mr. Gaughan that an unfavorable recommendation for this proposed mobile home park be submitted to the Town Board for the following reasons:

1. The Town of Hamburg has already measured up to its obligations to provide affordable mobile home housing within the Town.
2. The Master Plan does not recommend that this area should be used for an R-4 zoning for a mobile home park.
3. We have one other parcel that is zoned R-4 now.
4. This would set a precedent to rezone this parcel from R-A to R-4. Carried.

REZONING PETITION OF RESIDENTS OF BURKE PARKWAY TO CHANGE THE ZONING FROM C-2 TO R-2

Mr. Henry Steuernagel of 4184 Burke Parkway appeared before the Planning Board with a petition of the residents of Burke Parkway to change the present zoning of C-2 to R-2. The change was made in the last town wide zoning change and many of the residents were not aware that a change had been made. The petition of the residents stated that they would like the west side of Burke Parkway and the east side returned to its residential status as the C-2 at the present time destroys the residential character of the neighborhood. The residents petitioned that the Planning Board make the change and waive a \$75 fee which is charged for a rezoning action.

Motion was made by Mr. Phillips, seconded by Mr. Gaughan to recommend to the Town Board that the zoning change be made to R-2 to connect with the rest of the R-2 zoning. The parcel was originally zoned R-2 and the residents are contiguous to an R-2 zoning. Carried.

Mr. McKnight is to draw up the rezoning petition for the residents.

MISSION HILL MOBILE HOME PARK -

Messrs. Paul O'Neill and Attorney Richard Sullivan appeared before the Planning Board with a preliminary plat review of the proposed Mission Hill Mobile Home Park which is to be located off Camp Road near the railroad tracks. Mr. Sullivan explained that they are presenting a sketch which is in conformance with the Master Plan to develop the area for a park which has had this type of zoning since 1976.

MOBILE HOME PARK CONTINUED

The site plan is being filed for review. Two entrances have been provided on the plan. To my knowledge, a draft environmental impact statement has been requested. The developer, Nelson Keem, has developed other mobile home parks in the area. We have provided adequate buffering between the single family residences and the park area. They will retain as much of the woods as possible. The R-4 property has historically been targeted for mobile homes. The following correspondence has been received on the project:

ENGINEERING -

Storm detention will be required as we have existing downstream problems. The State will have to approve the layout on Camp Road. There are now two (2) exits/entrances in poor locations. An emergency exit other than Camp Road should be provided. The two sections of the park should also be connected. The streets in the existing undeveloped subdivision will have to be abandoned. The private streets in the park are not required to follow the subdivision regulations. Our experience with Waterfalls and Brook Gardens indicates that they should be followed.

CONSERVATION BOARD - RAY VAUGHAN

Mission Hill Mobile Home Park Proposal (SEQR 89-10) is on the SEQR Type I list 617.12(b) (5)iii: 250 units to be connected to water and sewer systems), we recommend that it be handled as a Type I action and that the Hamburg Planning Board be designated Lead Agency.

STATE DEPT. OF TRANSPORTATION - KARL STADLER

I have just received a copy of the site plan for the proposed Mission Hill Mobile Home Park. In just a fast review, I have noted that the site plan lacks detail, especially on dimensions, grades, contours, and drainage. The site plan will be forwarded to the State D.O.T. Traffic Safety Division in the General Donovan Building. It will take at least 3 to 5 weeks for an initial review. To date, no application has been made on the curb cuts. When one has been instituted, a review can then begin.

It was explained to the residents who appeared in opposition to the Mission Hill project that the purpose of the meeting this evening is to pass a resolution requesting that the Town Planning Board be Lead Agency in this matter, which starts the clock toward a full SEQR review. Once the paper work has been initiated, a scoping session will be required to determine the impact on the environment as well as related issues. Several County agencies are contacted and the items of concern are coordinated into a full draft environmental impact statement.

Mr. John Murray, the representative of the Roundtree Village Taxpayers Group in opposition asked if a copy of the site plan could be made available to the Attorney, Mr. Brian Lewandowski of Saperston and Day as well as any other pertinent information. Also, the Fire Chief of Lake Shore Fire Co. needs a site plan for review. Mr. McKnight responded that they will be contacted when the procedures begin.

MISSION HILL MOBILE HOME PARK (CONTINUED)

In this case, the Planning Board will make the final decision on the site plan once the DEIS is drawn up. There will also be a public hearing held to hear the concerns of the residents. The concerns will then be coordinated into a Final Draft Environmental Impact Statement and a findings of fact will be written up.

Motion was made by Mr. Phillips, seconded by Mr. Koenig to have the Town Planner draw up the necessary paper work to begin the SEQR process, and to request that the Town of Hamburg Planning Board be designated as the lead agency for Mission Hill Project. Carried.

BODY TAN SITE PLAN - SOUTH PARK AVENUE

Ms. Tricia Pascal and Mark Tiedemann appeared before the Planning Board with a revised site plan for the Body Tan Salon to be located on South Park Avenue near Sowles. The following comments were received:

ENGINEERING

Parking lot spaces #1 and #2 are double spaced and behind the raised (6") sidewalk. They should be removed. French drains are now shown along the North and South property lines. The drains are flowing against the natural grade. The proposed inverts in the back are above the existing grade. We feel swales would work better than the proposed drains. They should be installed draining to the rear so as not to disturb the natural buffer.

Mr. Tiedemann noted that he has discussed the matter with the Town Engineering Dept. and that they also discussed the use of an earth berm which would raise the site and retain the water. Signage for the property has not been determined as yet. Also, there will be no driveway on either side.

Mrs. Gloria Corsetti, adjacent neighbor, noted that this proposal is in violation of the code due to the lack of sewers. It was explained that Ms. Pacal went to the Zoning Board of Appeals for relief of the sewer connection and was granted permission for the site to be located on a septic system. Mrs. Corsetti also expressed concern that there is not enough buffering and would like to see more trees planted to screen out the block building. Mr. Tiedemann responded that there will be 21 trees planted which will be at least 4 to 5' in height. A suggestion made was to plant Austrian pines as they grow quickly. It was also noted that there should be some type of low shrubbery in the parking lot in front of the building as the Civic Beautification Committee is encouraging the plantings for greater aesthetic beauty.

Motion was made by Mr. Koenig, seconded by Mr. Phillips to approve the site plan contingent upon Engineering Dept. approval on the drainage; that there be some type of low plantings in the front between the structure and the parking area. Carried.

GAMBINO PROPERTY - 5809 CAMP ROAD - USED CAR LOT

Mr. Kevin Maloney appeared before the Planning Board on a request to utilize an existing used car lot which was once the Cash property next to Expert Motors on Camp Road. This is a permitted use in a C-2 zone but there will now be a change in ownership. Mr. Maloney would like to move some of his cars that are on the Staley Drive property to the one on Camp Rd. He noted that he has had problems with the Staley Drive site and the use of the railroad ties. This arrangement is not working out. No action was taken. Board members were asked to do an on-site inspection of the premises for further determination.

INTEGRATED WASTE SYSTEMS - RAVENWOOD NORTH

Messrs. Al Gilowich, Monte Riefer and Mr. Schwartzenberger appeared before the Planning Board with a conceptual drawing for their Recovery and Recycling facility to be located at Ravenwood North. The facility will include 21.50 acres for a composting area, a materials recovery and transfer area; a compost receiving and processing area of 2.00 acres; a 40' x 40' building, a finished compost storage packaging and shipping area. This project will require a full environmental review with lead agency status by the Town of Hamburg Planning Board. After researching the ordinance, Attorney Gorman noted that this type of facility could fit into the present zoning.

The following comments were received from the Engineering Dept. The proposed public road (Pieczonka Drive) is to be designed per the Engineering Construction Specifications. Elevations, drainage design, construction details and a cul-de-sac at the end are required.

- A gate should be shown at the entrance driveway to the site. A more detailed plan for paving and storm drainage within the site is required. A provision for sanitary sewers must be shown prior to plan approval. Erie County Water Authority must approve the water service. Fire hydrants will be required. The Big Tree Fire Company should be consulted for the proper locations. The original plan was to continue Jeffrey Blvd. through the parcel. The existing pavement and utilities were approved assuming the road would be continued. Permanent dead end streets are not permitted. The code requires a cul-de-sac be installed at the end. There are also a few other unfinished items the developer will now be required to complete before the site plan is approved. We require to review all reports and applications before they are submitted to the DEC or other agencies for approval.

Motion was made by Mr. Gaughan, seconded by Mr. Strnad to initiate the paper work for the lead agency status as outlined by the SEQR law. Carried.

MC DONALD'S RESTAURANT - SECOND DRIVE IN WINDOW

Mr. George McKnight explained to the board that a representative from McDonald's came in with site plans requesting a minor addition to the McKinley Parkway restaurant. The addition will go where there is an existing narrow planting strip. The addition will be approximately 5' wide by 25' long or approximately 125 s.f. in area. The intention is to collect money and take orders at a new window and serve through the existing drive-in window. Neither Building Inspection or Engineering felt it was worth commenting on.

Motion was made by Mr. Phillips, seconded by Mr. Koenig to approve the site plans as presented. Carried.

2-22-89

Attorney Gorman noted that he is in receipt of a new legal agreement for Brierwood Subdivision regarding side lot lines. Copies of the agreement are to be forwarded to the members for review at the next meeting.

Motion was made by Mr. Koenig, seconded by Mr. Gaughan to adjourn the meeting at 11:30 p.m. Carried.

RESPECTFULLY SUBMITTED,



GERARD KOENIG, SECRETARY  
PLANNING BOARD

NEXT MEETING DATE:

MARCH 8, 1989  
7:30 P.M.

# TOWN OF HAMBURG

6-6100 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

March 10, 1989

Mr. Herbert W. Miller, Secretary  
Big Tree Volunteer Firemen's Co., Inc.  
4307 South Park Avenue  
Blasdell, New York 14219-9990

Gentlemen:

In response to your letter dated March 7, 1989 on Integrated Waste Systems at Ravenwood Park North, this project will require a full Environmental Impact Statement. The drawing that has been submitted is in the very preliminary stages. No approvals have been given as yet. This project will also require State Dept. of Environmental Conservation approval.

The paper work for the lead agency status has not been drawn up yet. The Town Planning Board will be the lead agency for this project. After that procedure has been completed, a scoping session will be held for all interested agencies, at which time the Big Tree Fire Company will be invited to attend. After the scoping session, a Public hearing is set, whereby the public can comment. The entire process from start to finish can take at least 6 months.

Hope this information is helpful to you.

Sincerely,

TOWN OF HAMBURG PLANNING DEPT.

*Terry Dubey*  
Terry Dubey

TD:me



1936 - 1986

*Big Tree Volunteer Firemen's Co., Inc.*

4307 South Park Avenue  
Blasdell, New York 14219-9990

TOWN OF HAMBURG PLANNING BOARD  
6100 SOUTH PARK AVENUE  
HAMBURG, NY 14075

3-9-89

DEAR SIRs,

IN REGARDS TO THE PROPOSED TRANSFER STATION AT THE RAVENWOOD NORTH COMPLEX, WE HAVE THE FOLLOWING REQUESTS:

ALL BUILDINGS SHOULD BE PROTECTED BY SPRINKLER SYSTEMS WITH STANDPIPES AS REQUIRED BY CODES. A 10 INCH WATER MAIN SERVICE WITH HYDRANT LOCATIONS TO SERVICE THE ENTIRE GROUNDS WILL BE NECESSARY.

ANY AND ALL OTHER ITEMS THAT ARE NECESSARY BY CODES.

RESPECTFULLY,

*[Signature]*  
GEORGE MENDEZ  
ASST. CHIEF



*Big Tree Volunteer Firemen's Co., Inc.*

4307 South Park Avenue  
Blasdell, New York 14219-9990

Organized - 1936

March 7, 1989

Town of Hamburg Planning Board  
Hamburg Town Hall  
S. 6100 South Park Ave  
Hamburg, New York 14075

Dear Sirs.

At the last regular business meeting of the Big Tree Volunteer Firemen's Co., Inc., we were shown plans for the proposed Integrated Waste Systems Inc., Materials Recovery & Recycling facility to be located at Ravenwood Park North.

During the discussion of the plans the time element allotted fire companies to review the plans and return their comments to the planning board, was mentioned.

The members went on record at this time, requesting that the Planning Board should give all of the Hamburg Town fire companies a two-weeks notice on any new construction sites in their district.

Very truly yours,

Herbert W. Miller  
Secretary  
BTVFD

cc: Hamburg Town Board.

TOWN OF HAMBURG

MAR 10 9 43 AM '89

FILED IN THE  
TOWN OF HAMBURG OFFICE

*Over 50 Years of Community Service*



*Big Tree Volunteer Firemen's Co., Inc.*

4307 South Park Avenue  
Blasdell, New York 14219-9990

Organized - 1936

March 7, 1989

Hamburg Town Board  
Hamburg Town Hall  
S. 6100 South Park Ave.  
Hamburg, New York 14075

Dear Members.

At the last regular business meeting of the Big Tree Volunteer Firemen's Co., Inc., plans were shown to the members present regarding the Integrated Waste Systems Inc. Materials Recovery & Recycling Facility to be located at Ravenwood Park North.

The members go on record at this time strongly opposing the construction of this facility in our fire district.

Very truly yours,

*Herbert W. Miller*  
Herbert W. Miller  
Secretary  
BTVFD

TOWN OF HAMBURG  
MAR 10 9 43 AM '89

TOWN OF HAMBURG  
CLERK'S OFFICE

Over 50 Years of Community Service

# 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 22, 1989

MEMO TO: Planning Board

FROM: Planning Dept.

SUBJECT: Bethford Auto & Tire Addition - N. W. Corner of  
Lake & McKinley

The proposed 2 bay addition to the existing gas station does not meet the 40 foot setback requirement from McKinley Parkway and must be rejected so the applicant can request a variance from the Zoning Board of Appeals.

Also, the parking spaces beside the addition violate the setback requirements as do the 6 parking spaces at the northern edge of the property.

It appears that this use has become too successful and too much development is being crammed on to this property.

# 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

TO: Planning Dept.  
FROM: Engineering Dept.  
DATE: 2-22-89  
SUBJ: SITE PLAN REVIEW  
BETHFORD TIRE - MCKINLEY AT LAKE

The following comments are on plans dated 1-26-89 and received in our office on 2-22-89.

A previous site plan for the subject site dated June 6, 1986 was never approved by this office.

- The last plan showed additional catch basins to be installed. They are not shown on the present plan.
- The last plan showed a sanitary sewer to be installed under the present site of the proposed addition. The present plan does not show the sanitary sewer.
- The existing parking and blacktop in the north east corner was last shown as grass landscape.

We are not returning the review plan.

Richard Lardo

RJL/dp

# 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

Memo To: Planning Board

From: R.T. Connell, Building Inspector

Re: Bethford Atuo & Tire Inc. Site Plan

Date; February 22, 1989

- 1) Proposed addition too close to property line  
Must go to ZBA for Variance - code is 35'.
- 2) Parking Required 15 spaces  
only 14 spaces are shown.
- 3) Parking too close to property line  
Must be back 35' if not must go to ZBA  
10' setback closest ZBA can approve.
- 4) Existing parking problem at intersection of  
McKinley & Lake blocking visibility.
- 5) Milk Machine on R.O.W.

# 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

TO: Planning Board  
FROM: Engineering Dept.  
DATE: 2-22-89  
SUBJ: PRELIMINARY FLAT  
MCKINLEY PKWY. SUBDIVISION

The following review comments are on plans dated 2-7-89 and received in our office on 2-22-89:

- The double frontage lots on McKinley are to be without access to McKinley.
- Horizontal curves in the subdivision are to have a centerline radius of at least 150 feet.
- McKinley is a County road. A permit will be required.
- The Developer should (with County permission) install a crossing to the south bound lane of McKinley.
- A permanent dead end street is not permitted. All permanent dead end streets shall be provided with a cul-de-sac.
- All lot lines are to be radial or right angles to the street lines.
- We have sketched a layout that the developer should consider which meets the above requirements.
- The site is within existing sanitary and water districts.
- The name of the owner or his agent is to be shown.
- The names of the adjacent owners and the Soda Tract Subdivision are to be shown.
- Proposed street names must be submitted for review by this office and Fire Control.

The attached plan must be returned for any further reviews.

Richard Lardo

RJL/dp  
Attch.

# 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 22, 1989

MEMO TO: Planning Board

FROM: Planning Dept.

SUBJECT: Bethford Auto & Tire Addition - N. W. Corner of  
Lake & McKinley

The proposed 2 bay addition to the existing gas station does not meet the 40 foot setback requirement from McKinley Parkway and must be rejected so the applicant can request a variance from the Zoning Board of Appeals.

Also, the parking spaces beside the addition violate the setback requirements as do the 6 parking spaces at the northern edge of the property.

It appears that this use has become too successful and too much development is being crammed on to this property.

# 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

Memo To: Planning Board

From: R.T. Connell, Building Inspector

Re: Bethford Atuo & Tire Inc. Site Plan

Date; February 22, 1989

- 1) Proposed addition too close to property line  
Must go to ZBA for Variance - code is 35'.
- 2) Parking Required 15 spaces  
only 14 spaces are shown.
- 3) Parking too close to property line  
Must be back 35' if not must go to ZBA  
10' setback closest ZBA can approve.
- 4) Existing parking problem at intersection of  
McKinley & Lake blocking visibility.
- 5) Milk Machine on R.O.W.

# 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

TO: Planning Dept.  
FROM: Engineering Dept.  
DATE: 2-22-89  
SUBJ: SITE PLAN REVIEW  
BETHFORD TIRE - MCKINLEY AT LAKE

The following comments are on plans dated 1-26-89 and received in our office on 2-22-89.

A previous site plan for the subject site dated June 6, 1986 was never approved by this office.

-The last plan showed additional catch basins to be installed. They are not shown on the present plan.

-The last plan showed a sanitary sewer to be installed under the present site of the proposed addition. The present plan does not show the sanitary sewer.

-The existing parking and blacktop in the north east corner was last shown as grass landscape.

We are not returning the review plan.

Richard Lardo

RJL/dp

# 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

TO: Planning Board  
FROM: Engineering Dept.  
DATE: 2-22-89  
SUBJ: PRELIMINARY PLAT  
MCKINLEY PKWY. SUBDIVISION

The following review comments are on plans dated 2-7-89 and received in our office on 2-22-89:

-The double frontage lots on McKinley are to be without access to McKinley.

-Horizontal curves in the subdivision are to have a centerline radius of at least 150 feet.

-McKinley is a County road. A permit will be required.

-The Developer should (with County permission) install a crossing to the south bound lane of McKinley.

-A permanent dead end street is not permitted. All permanent dead end streets shall be provided with a cul-de-sac.

-All lot lines are to be radial or right angles to the street lines.

-We have sketched a layout that the developer should consider which meets the above requirements.

-The site is within existing sanitary and water districts.

-The name of the owner or his agent is to be shown.

-The names of the adjacent owners and the Soda Tract Subdivision are to be shown.

-Proposed street names must be submitted for review by this office and Fire Control.

The attached plan must be returned for any further reviews.

Richard Lardo

RJL/dp  
Attch.

# 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

TO: Planning Board  
FROM: Engineering Dept.  
DATE: 2-24-89  
SUBJ: SITE PLAN REVIEW  
TOWN HALL PLAZA EXPANSION

The following is a general summary of review comments on plans last revised 2-7-89 and received in our office 2-9-89:

- The second entrance is to be removed.
- The state must approve the curb-cut (one)
- DRAWING C-2 - Add the sidewalk and a revision date from the previous changes.
- DRAWING C-3 - Add a note to clean and regrade the existing ditch along the north property line, from the detention pond outlet west as required.

The detention pond is to have a provision for overflow conditions. If a spillway is used it should be lined. Specify what you intend to do with the surface of the pond bottom and sides.

- SHEET C-4 - Note on the plan the existing sanitary manhole must be adjusted 1" above the surrounding area so as not to take surface water. Fire hydrants will be required on the site. The Scranton Fire Company will review the locations. Will there be sanitary sewer service to Building A? Show the location. The watermain along South Park is to be shown. CB 22 invert is incorrect.

The following comments are on the drainage calculations last revised February 1989 and received on 2-9-89:

- The computations are to be revised to match the revised design. Several sections of pipe have been omitted.
- Evaluate the increased flow through the outlet when the water level is above the top of the pipe. With a head water depth of 12" the outflow is more than twice the allowable amount and is unacceptable.

The review plans are not being returned.

  
Richard Lardo

RJL/dp

# 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 23, 1989

TO: THE HAMBURG TOWN BOARD

SUBJECT: Rezoning Petition of David Baldauf, R. Alonzo for a proposed mobile home park off Abel Rd. near Southwestern from R-A to R-4

At the Planning Board meeting of 2-23-89, the following unfavorable recommendation was made for the approval of a proposed mobile home park to be located off Abel Rd. for the following reasons:

1. The Town of Hamburg has already measured up to its obligations to provide affordable, mobile home housing within the Town.
2. The Master Plan does not recommend that this area should be used for an R-4 zoning for a mobile home park.
3. We have one other parcel that is zoned R-4 now and would be sufficient to meet the needs for additional mobile homes.
4. This would set a precedent to rezone this parcel from R-A to R-4. Carried.

*Richard Crandall*  
RICHARD CRANDALL, CHAIRMAN  
TOWN OF HAMBURG PLANNING BOARD

RC:tad

# 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 23, 1989

TO: THE HAMBURG TOWN BOARD

SUBJECT: Woodledge Development Corp. & Cliffside - North  
Creek & Versailles Rd. From N-C to P.U.D.

At the Planning Board meeting held on 2-22-89 the following favorable recommendation was made for the rezoning petition of Woodledge Development Corp. from N-C to P.U.D. for the following reasons:

1. The proposal of townhouses allows more flexibility for the development of the parcel.
2. There will be a greater percentage of protection of the wooded areas.
3. There is an increased demand for condominiums in the Town of Hamburg.
4. The property would undoubtedly go undeveloped for years as there is less demand for single family homes on large lots.

Motion was made by Mr. Koenig, seconded by Mr. Gaughan. Carried.

RICHARD CRANDALL, CHAIRMAN  
PLANNING BOARD

RECEIVED FEB 1 / 1989

WALSH & SAMPSON

ATTORNEYS AT LAW

3819 SOUTH PARK AVENUE  
P.O. BOX 1909  
HAMBURG, NEW YORK 14219-0109  
716-825-2203

J. DAVID SAMPSON  
JAMES R. WALSH  
ROBERT G. WALSH

BUFFALO OFFICE:  
800 CHEMICAL BANK BUILDING  
69 DELAWARE AVENUE  
BUFFALO, NEW YORK 14202  
716-856-1010

February 15th, 1989

Daniel J. Gorman, Esq.  
1500 Statler Towers  
Buffalo, New York, 14202

Re: Burke, Marrano/Marc Equity Development  
Amsdell Road

Dear Dan:

Enclosed please find a copy of what I believe to be an "approvable" agreement for the "cluster development" of the Amsdell Park Subdivision. David Chiarolanza, Esq., attorney for the co-developer Marrano/Marc Equity Corporation, advised me that he reviewed the administrative procedure with you for enforcing the agreement through the Hamburg Town Building Department and that it was agreed that the agreement should not be recorded in the Erie County Clerk's office but should be filed with the Building Department. As I understand the procedure, the Building Inspector will review with each person applying for a building permit the pertinent provisions of the agreement to assure a minimum of 20 feet between homes and then prior to the issuance of a certificate of occupancy, an as-built survey will be required to show the actual placement of the residential dwelling. This seems to be a very practical approach and will insure the Town of Hamburg that the agreement will be enforced. Based upon this approach, I deleted the terminology that the agreement "run with the land" so that filing with the County Clerk will not now be required and added verbage that it be filed with the Building Department of the Town of Hamburg.

I am sending copies of this letter and agreement to the Town Attorney, Chairman of the Planning Board, Town Engineer, Town Building Inspector and Town Planner for their review and input. After your approval I would assume it would be presented for Planning Board approval and then Town Board approval.

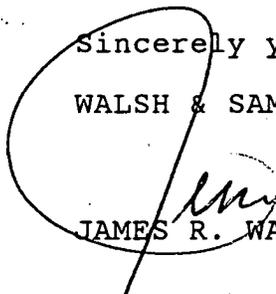
# WALSH & SAMPSON

-2-

We thank you and the Planning Board for the time and interest that you have given in the planning of this development.

Sincerely yours,

WALSH & SAMPSON, P.C.



JAMES R. WALSH

JRW:jd  
Enc.

pc: Edmund F. Burke, President  
Brierwood Village Inc.

David Chiarolanza, Esq.  
Marrano/Marc Equity Corp.

Vincent J. Sorrentino, Esq.  
Attorney for Town of Hamburg

Richard T. Crandall, Chairman  
Town Planning Board

John J. Gilbert  
Town Engineer

John J. Lauchert  
Town Building Inspector

George McKnight  
Town Planner