

TOWN OF HAMBURG

PLANNING BOARD MINUTES

2-26-86

REZONING PETITION ON PART
OF LOT 48, T-9, R-8
SOUTHWESTERN BLVD. & SHELDON
RD. FROM R-2, R-C, & C-2 TO
C-2

FAVORABLE RECOMMENDATION SUBMITTED
TO TOWN BOARD

SUPER DONUT - HAMBLETON STATION
MR. KUHN
SOUTHWESTERN BLVD. & SEVEN CORNERS

SITE PLAN APPROVED CONTINGENT UPON
ENGINEERING & BUILDING INSPECTION
APPROVALS

NELSON KEEM - BROOK GARDENS
267 LOT EXPANSION - REZONING
REQUIRED FROM R-2 TO R-3

APPLICANT ADVISED TO PROCEED WITH
REZONING PETITION

STEVE STRNAD - GARAGE BUILDING
FOR STORAGE AND TENANT USE
SCRANTON ROAD

TO PROCEED WITH SITE PLAN

REZONING PETITION - RANGER
TRANSPORT TERMINAL
BIG TREE AND ROUTE 20A
TERRY LEAVITT, AGENT

NO RECOMMENDATION MADE

CRAIG'S AUTO REPAIR
4628 BAYVIEW ROAD

PARKING LAYOUT AND DISPLAY AREA
TO BE PLACED ON SURVEY

BETHFORD AUTO & TIRE
4490 LAKE AVENUE
BLASDELL, N. Y.
PROPOSED 6 BAY CAR WASH

APPLICANT TO PROCEED WITH NEW SITE
PLAN

ADDITIONAL PUMPS FOR MOBIL STATION
CAMP & SOUTHWESTERN & CAMP & SCRANTON
ROADS

AMENDED SITE PLANS FOR ADDITIONAL^s
PUMPS

D'ANDREA & GATZKE REZONING
PETITIONS - 4458 DORCHESTER,
& S-3984 BURKE PARKWAY

FAVORABLE RECOMMENDATION SUBMITTED
TO TOWN BOARD

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PLANNING BOARD MINUTES

2-26-86

The Town of Hamburg Planning Board met in regular session on Wednesday, February 26th, 1986, at 7:30 p.m. in the Planning Board room.

Members attending included: Chairman G. Gerald Valgora, Messrs. Crandall, Joseph, Cary, Danyluk. Others included: George McKnight, Jay Pohlman, Esq. and Terry Dubey, Stenographer. EXCUSED: Tom Corcoran

Minutes of the meeting of 2-12-86 were approved on motion by Mr. Crandall, seconded by Mr. Cary. Carried.

EXECUTIVE SESSION:

1. Chairman Valgora informed the Planning Board that he attended a meeting at Town Hall with the Dept. of Environmental Conservation relative to Coastal erosion in hazardous areas such as Hoover Beach. The D.E.C. is willing to work with local municipalities on aerial maps and identifiable areas.

2. McKinley Parkway driveways--New hearing should be scheduled to amend the recommendation of 2 driveways on McKinley Parkway, or referred to the Zoning Board of Appeals.

REZONING PETITION ON PART OF LOT 48, T-9, R-8 - SOUTHWESTERN BLVD. & SHELDON ROAD FROM R-2, R-C, & C-2 TO C-2.

Mr. Tom Ansuini, appeared before the Planning Board on behalf of his client, Mr. Fraccica on a parcel of property located on Southwestern Blvd. and Sheldon Rd. At the present time, the zoning for the parcel is R-2, R-C, and C-2. The change would be to C-2. The application was made in October, but has been held in abeyance until a discussion could be held with the Town Board to determine the future of the McKinley Parkway area. However, no decisions were made at the time at that level. Mr. Ansuini would like to continue with the rezoning request.

The following recommendation was made by Mr. Cary, seconded by Mr. Danyluk: That the Planning Board submit a favorable recommendation to the Town Board for the rezoning to C-2 based on the following:

1. This is a good use for the property, as it cannot be developed for much else, due to its location.

2. Property across the street abuts an existing C-2 zone. Property all around is zoned C-2.

3. This is a logical extension of an existing C-2 zone. There is also a major highway and this is the most logical manner in which to proceed. Carried.

SUPER DONUT--FORMER HAMBLETON STATION - SEVEN CORNERS & SOUTHWESTERN BLVD.

Mr. Kuhn appeared before the Planning Board on a proposal for a donut shop on Southwestern Blvd. and Seven corners. At the last meeting, a request was made to incorporate the required engineering changes and Building Inspection changes of 2-12-86. Mr. Kuhn stated that it was his understanding that the revised drawings were left in the Building Inspection Dept. Mr. McKnight checked the office, however,

SUPER DONUT (CONTINUED)

no plans were available. It was noted that bumper blocks be indicated on the site plan.

Motion was made by Mr. Crandall, seconded by Mr. Danyluk, to approve the site plan contingent upon Engineering and Building Inspection approvals. Carried.

NELSON KEEM--BROOK GARDENS PROPOSED 267 LOT EXPANSION ZONED R-3, AND R-2 - REQUIRES REZONING.

Mr. Nelson Keem appeared before the Planning Board with a proposal for a 267 lot expansion for Brook Gardens, a mobile home park. The rezoning is required for the front portion to Big Tree as it is now R-2, General Residence for approximately 200'. Mr. Keem noted that he thought he would like to have two small stores to complement the park and provide a convenience to the residents. Planning Board members discouraged commercial development in front and requested landscaping to preserve the atmosphere of the residential development. They would not want to see an abandoned store, a year from now, in a residential environment. The average lot size for a mobile is 60' x 120'. Board members expressed favor of the expansion of the park and noted that Mr. Keem should file a petition for the rezoning.

STEVE STRNAD - PROPOSED GARAGE BUILDING - FOR PERSONAL STORAGE AND APARTMENT USE STRNAD DRIVE APARTMENTS

Mr. Steve Strnad appeared before the Planning Board with a sketch of a proposed garage building to be located on his apartment complex on Strnad Drive. Minutes of the meeting of April 14, 1971 were researched to determine if the recreation area was ever dedicated to the Town. Minutes reflect a suggestion of a swimming pool. However, there was not written indication that the recreation area had ever been dedicated to the Town in the open space concept. A suggestion was made to have more landscaping. Mr. Strnad responded that he feels he has adequate landscaping and green areas. It was noted that a full site plan should be drawn up indicating areas of permanent green space. It was noted that all paved areas should be indicated on the site. Mr. Strnad to proceed with same.

REZONING PETITION - RANGER TRANSPORT TERMINAL- TERRY LEAVITT, AGENT FOR TOMAKA PROPERTY ON BIG TREE AND ROUTE 20A.

Mr. Terry Leavitt, agent for Ranger Transport Terminal, appeared before the Planning Board with a rezoning petition for the Tomaka property located at Big Tree and Route 20A. At the present time, Ranger Transport operates from Amoco Town and the tenant would like to find a new facility for tractor trailers which would be new and modern. At the present time, there is a great deal of congestion at the Seven Corners site and a new, properly buffered site might be more suitable. The truck terminal would house approximately 35 to 40 trailers and offices for dispatchers. The request for a zoning change is M-1 for 7 acres and C-2 for the remaining 32 acres. There is approximately 1500' of frontage on Big Tree and 900' of frontage for the M-1 zoning. At the present time, there is no commitment for the C-2 zone.

Chairman Valgora noted that he is opposed to an M-1 zoning in that district. It was pointed out that if the tenants moved out of Amoco Town, it might enhance the area and alleviate the traffic congestion that is now created. If a buffer area of trees and plantings are on all sides of the new location, this would provide

REZONING PETITION RANGER TRANSPORT CONTINUED

better control and screening. At the present time, one residence is closeby, and a farm is located across the street. Ranger Transport coordinates freight movement. The shop area will require 3,000 s.f. of floor space with 2 bays for repair, and 5,000 s.f. would be designated for office space in a new modern building. There would be a lounge area and showers for truckers. No restaurant is contemplated.

No recommendation was made on the proposal.

CRAIG'S AUTO REPAIR (JAMES EVANS) BAYVIEW ROAD.

Mr. James Evans appeared before the Planning Board with a survey of his property located at 4628 Bayview Road. Mr. Evans received a 10 day notice for operating a business without proper permissions. The business started 3 years ago in the 3½ car garage and Mr. Evans was under the impression that he had the necessary approvals for his business. Chairman Valgora noted that the property looked rather unsightly and that the storage of tires and junk cars should be eliminated. Mr. Evans stated that he will remove all junk cars. There are five cars on display now. No unlicensed vehicles will be stored on the premises.

Attorney Pohlman suggested that the applicant should sit down and work out suitable display and parking layouts on the survey with Mr. McKnight. Mr. McKnight is to contact Mr. Evans.

BETHFORD AUTO & TIRE--4490 LAKE AVENUE - BLASDELL, N. Y. PROPOSED 6 BAY CAR WASH

Messrs. Floyd Huntz, and Tony Racho appeared before the Planning Board for a conceptual presentation of a self-serve car wash, 6 bay, to be located on the north-west corner of Lake Avenue and McKinley Parkway. This would be a pull-thru type similar to the car wash which is in existence on South Park Avenue. At the present time, the residents of the apartments across the street have no place to wash their cars. The zoning is proper and there is sufficient room for the building. It was pointed out that a new site plan will be required reflecting changes as well as all paved areas. Applicant was advised to proceed with site plan drawings.

ADDITIONAL GAS PUMPS FOR MOBIL OIL STATIONS LOCATED ON MC KINLEY PARKWAY, CAMP & SOUTHWESTERN, AND CAMP AND SCRANTON ROADS.

Director of Planning McKnight stated that Mr. Wills, field representative of Mobil Oil, has requested amendments to site plans on stations on McKinley, Camp and Southwestern, and Camp and Scranton Roads. They would like to add more pumps to their locations, and increase capacity.

Motion was made by Mr. Crandall, seconded by Mr. Danyluk to allow a fourth pump to be located at Camp and Southwestern; to allow an existing pump island to be expanded to allow an additional set of pumps for the Camp and Scranton location. Carried. Abstained: Ray Joseph.

2-26-86

D'ANDREA AND GATZKE REZONING PETITIONS - MR. D'ANDREA AT 4458 DORCHESTER,
AND LILLIAN GATZKE, S-3984 BURKE PARKWAY.

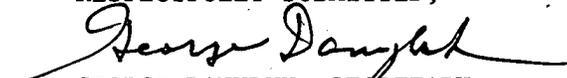
These rezoning petitions were presented around the time of the McKinley Parkway rezoning of 50 acres. At the time, both property owners wished to be included. However, the Legal Notice was already published and they were not included. A recommendation to the Town Board was never submitted.

The following was presented: Motion was made by Mr. Crandall, seconded by Mr. Danyluk to forward a favorable recommendation to the Town Board on the rezoning to C-2 for the D'Andrea property located at 4458 Dorchester, and Lillian Gatzke's property at S-3984 Burke Parkway up to the power lines for the following reasons:

1. This is a logical extension of C-2 zoning. Originally, it was to be included in the 50 acres on McKinley Parkway which was rezoned to C-2.
2. It abuts existing commercial development and conforms with the other 50 acres and by squaring it off, puts it in perspective with other properties. Carried.

Motion to adjourn the meeting was made by Mr. Danyluk, seconded by Mr. Crandall. Carried. Meeting adjourned at 11:00 p.m.

RESPECTFULLY SUBMITTED,


GEORGE DANYLUK, SECRETARY

NEXT MEETING DATE:

MARCH 12, 1986
7:30 P.M.