

TOWN OF HAMBURG

PLANNING BOARD MEETING

3-8-89

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

Minutes of the meeting of 2-22-89 were approved on motion by Mr. Koenig, seconded by Mr. Gaughan. Carried.

EXECUTIVE SESSION

1. Director of Planning McKnight informed the board that the site plan for Sibley's has never been signed by the Engineering Dept., the Planning Board Chairman or the Supervisor. It was noted that some of the raised curbs and some of the landscaping was removed from the plan without the consent of either department. The building permit has been issued and Sibley's plans to open the first week in April. Board feeling is that Mr. McKnight should write a letter to the Zamias people requesting that the curbed areas, hydrants and landscaping be replaced. Copy of the letter is to be forwarded to the Supervisor, Building Inspection and Engineering Dept.

2. Letter has been received from Ray Wylegala regarding an amendment to the ordinance regarding Mr. Spittler's saw milling in Lakeview. The proposed amendment is as follows:

R-A - Residential - Agricultural District  
Section 29-17. Permitted uses and structures

Uses and structures permitted in the R-A district are as follows:

A. Principal uses and structures:

(7) Agricultural, floricultural and horticultural pursuits including but not limited to general farms, greenhouses, plant nurseries, truck gardens, forest agriculture and utilization, dairy husbandry, dairy husbandry, animal husbandry and the raising of bees, poultry and livestock, together with all customary equipment buildings and other structures necessary for the production, processing and storage of the products of such pursuits, provided that buildings, pens and runways for the confinement of livestock or poultry shall be at least 100 feet from any property line and in the case of forest agriculture and utilization, that all processing of timber products be in accordance with existing Town Laws and limitations regarding excessive noise and public disturbance.

Mr. McKnight asked the board if the aforementioned proposal is acceptable to the Planning Board? If so, a rezoning petition will then be forthcoming. Much of the time Mr. Spittler is timbering on other people's property. The whining noise has somewhat been resolved. However, he is operating a business that could be permitted in the Agricultural district, but not permitted in the Town ordinance. This is a saw mill operation which is not covered in the ordinance. Board members noted that forest agriculture does not apply to this particular case. In definition, he is operating a lumber mill. It is still a saw mill and processing.

3-8-89

SAW MILL OPERATION - DUKE SPITTLER

Attorney Gorman stated that an amendment has been proposed. However, the Planning Board ascertained that this is an R-A zone. The question remains do we wish to allow that type of use in the Town of Hamburg. We do not feel his type of operation is covered in the ordinance. The R-A zone means large lots with large type homes. If the Planning Board does not make a recommendation, then it will be up to Attorney Wylegala and the applicant to go back to the Zoning Board of Appeals, have the application heard, and let the Board make a decision. The amendment as it stands is very vague and the Planning Board is not interested in passing something that is so vague. The noise is low level. Since his case is so specific, the applicant should go to the Zoning Board.

Motion was made by Mr. Koenig, seconded by Mr. Cary to refer the saw mill operation application to the Zoning Board of Appeals as this situation is so unique, and the source of relief can be made only thru the Zoning Board of Appeals. Carried.

TIMOTHY GAREY - PROPOSED PIZZERIA ALONG SOUTHWESTERN BLVD.

Mr. Timothy Garey appeared before the Planning Board with a proposal to have a pizzeria located on Southwestern Blvd. near Chandy's (Roundtree). The entire matter of zonings on Southwestern was discussed at the Town Board Work Session of March 6th. At that time, the board agreed that some of the area down to Chandy's should be rezoned to C-2. This is a logical extension of the C-2 zone. The other side should be rezoned for C-3, which is the office district. Mr. McKnight is to prepare a Legal description and schedule a public hearing for April 10th or 24th.

USED CAR LOT - KEVIN MALONEY -

Neighbors from the Staley Drive area appeared before the Planning Board with continuing on-going problems that their neighborhood is experiencing. Kevin Maloney plans to occupy the premises right behind them and there is a semi-tractor trailer which has been parked at that facility. They are also parking buses back in there to even compound the problems which they are having with Expert Motors. The fence is not up as far as it should be. The fence should be extended for one more property. Board feeling is that the Building Inspector's office should speak with Mr. Maloney about the violations. The Planning Board spoke in opposition to these violations.

LINCOLN SQUARE APARTMENT - 12 UNIT ADDITION

Mr. Dave Petit and Mr. Peter Liberatore appeared before the Planning Board on a 12 unit apartment building which is to be built at Lincoln Square on Knoll Drive. Comments were received as follows:

ENGINEERING -

SHEET 1 OF 3 - Specify SDR 35 for the 4" PVC pipe  
Show a downspout collector from the garages to the C.B. Show the proposed sidewalk to the building. Relocate the sanitary/storm pipes proposed to cross Knoll drive so that only one road cut must be made. Add the note as shown on the review plans that a Town Highway Permit is required. Two (2) options are shown on the review plan for curb replacement at the driveway cut. Note and detail the requirements for the cut. Will there be any lighting in the parking area?

SHEET 2 OF 3

Extend select fill five (5) feet beyond the actual pavement limits on both sides of

LINCOLN SQUARE (CONTINUED)

Knoll Drive. Add SDR 35 for the 4" PVC specified on the profile.

SHEET 3 OF 3

Specify "No Slag" in all details. Gravel may be used off the Town right-of-way but stone must be specified for use on the Town right-of-way. We require our review plans to be returned for any further review. Use the revision block on the plans when making changes.

BUILDING INSPECTION

The building will require a variance on the front yard setback of 7'. Existing shed on the property is to be removed. Detail is required for paving and curbs. An area map will be required. A road cut permit must be obtained from the Hamburg Highway Dept. Gutters and downspouts should be designated on the plan. A variance on parking will be required. The building must be handicap accessible.

PLANNING

The zoning for the 12 unit apartment is proper. A variance on the building will be required. The number of parking spots is not sufficient. Parking must be set back 35 feet from the right-of-way but is shown as 21'. This would have to be approved by the Board of Appeals.

TOWN HALL PLAZA - AUTO MALL & SELF-STORAGE UNITS

Mr. Bob Alonzo appeared before the Planning Board with a revised site plan for the storage units and auto mall facility to be located at the Town Hall Plaza. Mr. Alonzo noted that they have since revised the site plan as requested by the Engineering Dept. The Engineering Dept. has not had time to review the submissions. As requested by the Fire Dept. they have installed a fire hydrant in the rear.

Motion was made by Mr. Gaughan, seconded by Mr. Phillips to approve the site plan contingent upon Engineering Dept. approval, and Building Inspection. Carried.

AMSDELL PARK SUBDIVISION - Mr. Ed Burke & Jim Walsh - side lot lines on Subdivision

Attorney Dan Gorman reviewed the proposed memorandum of agreement between the Town and the developer for Amsdell Park on the side yard requirements. The minimum width of any side yard shall be 9 feet. The total minimum width of both side yards shall be 20 feet. The minimum distance between homes on abutting subdivision lots shall be twenty(20) feet. Mr. Gorman felt that this terminology is more suitable in keeping with the cluster concept and the open space concept which is involved.

Motion was made by Mr. Carnevale, seconded by Mr. Koenig to recommend to the Town Supervisor that the Planning Board supports this proposal as outlined in the Memorandum of Agreement, and recommends that the Supervisor be authorized to sign said agreement with Mr. Burke on the Amsdell Park Subdivision, with respect to the side lot line variance. Furthermore, the enforcement of such agreement will be handled by the Building Inspection Dept. as to such requirements along with providing a survey showing that the lot line requirements are abided by & an accompanying issuance of a Certificate of Occupancy. Carried.

Copies of said agreement are to be forwarded to the Supervisor and the Town Attorney.

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PROPOSED CONCEPT FOR BRIERWOOD

Developer Ed Burke and James Walsh discussed the concept of having a 4' wide exercise and bike trail development around the entire golf course at Brierwood set up as a cluster type development situation. This would be part of the open space dedication to the Town. Mr. McKnight noted that this does not meet the criteria of the cluster concept. Based on the subdivision regulations 10% of money or land is usually requested. Board members noted that the concept is acceptable but there should be much more dialogue as to how this could be implemented.

While on the issue of the Brierwood development, Donald Weiss of Cloverbank Road and Mr. Barrett referred to the 11-16-88 minutes regarding the assurances of their wells and the agreement that was to be drawn up. Attorney Gorman stated that this is not a function of the Planning Board with regard to the matter of the wells. Mr. Burke stated that he will have an agreement drawn with the residents relative to the well situation. Wells will be tested prior to construction and then after. Mr. Burke will be responsible for damages if there are any to the wells.

MR. GENE HOCK - LAKESIDE CEMETERY - MAUSOLEUM

Mr. Gene Hock appeared before the Planning Board on a proposed mausoleum which is to be constructed on property located on Camp Road. The facility is to be 81' x 76' and will be a one story structure. The zoning is proper.

Motion was made by Mr. Koenig, seconded by Mr. Strnad to approve the site plan as presented for Lakeside. Carried.

MILESTRIP PLAZA - FORMER HOWARD JOHNSON'S FACILITY

Mr. Robert Alonzo appeared before the Planning Board on a proposed retail plaza and motel which is to be located at the Howard Johnson's site on Milestrip Road. Comments were received as follows:

PLANNING

A series of parking spaces are shown only 10 feet from the edge of the right-of-way. This violates the Zoning ordinance and would require Z.B.A. approval. I have a concern with the granting of this variance without State D.O.T. approval because of the proposed widening of Milestrip. The new three building retail development consists of 92,120 s.f. and if treated as a local shopping center requires 614 off-street parking spaces. Including the existing building (former Howard Johnson Restaurant) of 4,500 square feet the total retail parking space requirement is 644. The site plan says that 461 spaces are provided. Parking for the motel cannot be determined because of a lack of information. The ordinance requires one space for each motel unit plus additional spaces for restaurant and bar if they are to be included. The front ditch must be piped. The center entrance driveway looks fine. The other two should be removed. The striped areas in the parking lot should be raised to curbed with landscaping.

BUILDING INSPECTION

1. Where is the retention pond?
2. Need to know type of building construction and use of buildings in order to compute parking requirements.
3. Fire Protection - Hydrants and looped Water System
4. Too many driveways
5. Show handicapped parking and sidewalk ramps

In reviewing the site plan, it was noted that there is a shortage of parking

3-8-89

MILESTRIP PLAZA - (CONTINUED)

spaces. Approximately 30 are lacking. (Also, see attached Engineering comments).

Motion was made by Mr. Phillips, seconded by Mr. Koenig to reject the site plan as presented for approval of the Board of Appeals. Carried.

JIM BIELMEIER - WAIVING OF SIDEWALK REQUIREMENT

A letter was presented to the Board by Mr. Bielmeier which reads as follows: Phase I of Deerfield Heights currently require sidewalks on all streets including courts. Court lots have smaller street frontage and thus a higher percentage of concrete. This will give these homes a parking lot look. All you will see in the front yards is concrete. Courts also do not have the traffic that the main roads have and thus do not require sidewalks. Consequently, I would like to request that you eliminate the requirement of the sidewalks in the courts but keep them on the main traffic roads.

Motion was made by Mr. Gaughan, seconded by Mr. Koenig to grant permission to eliminate the sidewalks in the court or cul-de-sac. Carried.

OTHER MATTERS:

It was noted by the Planning Board that a discussion of fees for recreation should be raised. If the fees are raised, this would enable the Town to purchase other land for passive recreation and in keeping with the open space concept.

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

RESPECTFULLY SUBMITTED,

  
GERARD KOENIG, SECRETARY  
PLANNING BOARD

NEXT MEETING DATE:

MARCH 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

TO: Planning Board

FROM: Engineering Dept.

DATE: 3-8-89

SUBJ: SITE PLAN REVIEW  
MILESTRIP PLAZA

The following are review comments on plans dated Feb. 23, 1989:

- The state will be taking bids on a contract to widen Milestrip Road this summer/fall. The plans include raising the road at the bridge. This project is to be designed using the elevations and dimensions from the state plans.
- State approval must be obtained for the project.
- Two (2) entrances to the site are enough. We prefer one. The westerly most existing drive would be raised about five (5) feet with the state's plans. We think this would be the drive to omit.
- The curb radius are to be fifty (50) feet to accommodate truck traffic. Presently they are twenty-five (25) feet.
- Exit/entrance grades shall not exceed 2.00%
- We feel improvements should be made to the water system for fire protection. The Big Tree Fire Company should be consulted on the number and placement of hydrants and if a loop system is required.
- The rear portion of this parcel was originally part of the mall property. The parking area south of the motel is proposed to be built in the emergency spillway for the detention pond of the mall. The spillway elevation is at 668 feet. The parking lot is at 665 feet and the motel is 667 feet. Profile "A-A" shows fill being placed in the outflow area. The use of the spillway area is unacceptable.
- The rear portion of the site drainage flows into the Mall detention pond. This must be approved by the mall owners. A ditch ten (10) feet deep is proposed to connect the site pipe to the mall pond. The ditch is to be designed in accordance with the E.N.C.R.P.B. drainage manual guidelines.
- The front of the site has detention areas on the state right-of-way. This is unacceptable.
- Drainage calculations have been submitted. We have not had the time to review them yet. Most of the calculations will have to be revised with the redesign.

- There are many parking islands designated as being painted. Curbed islands in these areas provide more control over traffic flows, fire lanes, and provide a "green area" in the sea of asphalt parking lot. We have designated in sheet C-1 those areas to be curbed.
- The Sheet C-7 has a few notes to be added on the sanitary manhole detail.

We require that our review plans be returned for any further review. Revision block is to be used where appropriate.



Jack Gilbert

RJL/dp

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March 14, 1989

TO: Supervisor Jack Quinn  
Town of Hamburg

At the Planning Board meeting of March 8th, the issue of the side lot lines for Amsdell Park was discussed and the motion was passed as follows:

Motion was made by Mr. Carnevale, seconded by Mr. Koenig to recommend to the Town Supervisor that the Planning Board supports this proposal as outlined in the Memorandum of Agreement, and recommends that the Supervisor be authorized to sign said agreement with Mr. Burke on the Amsdell Park Subdivision, with respect to the side lot line variance. Furthermore, the enforcement of such agreement will be handled by the Building Inspection Dept. as to such requirements along with providing a survey showing that the lot line requirements are abided by with an accompanying issuance of a Certificate of Occupancy. Carried.

Copies of said agreement are to be forwarded to the Supervisor and the Town Attorney.

A pre-file resolution will be required after verification from the Town Attorney.

Sincerely,

TOWN OF HAMBURG PLANNING BOARD

*Richard Crandall*  
Richard Crandall, Chairman

RC:tad

MEMORANDUM OF AGREEMENT

covering

"AMSDELL PARK SUBDIVISION"

BRIERWOOD VILLAGE INC., a New York corporation with offices located at 6455 Lake Avenue, Orchard Park, New York, 14127, is the owner of lands located on the southside of Amsdell Road, Hamburg, New York, which are part of Lot 34, Township 9, Range 8 of the Holland Land Company's survey and which are more particularly bound and described in Exhibit "A" annexed hereto and made a part hereof. The premises described in Exhibit "A" are also depicted on Map Cover No. filed in the Erie County Clerk's office. Prior to Map Cover filing, this agreement will be filed with the Building Department of the Town of Hamburg.

BRIERWOOD VILLAGE INC., as owner, hereby agrees with the TOWN OF HAMBURG, that as part of the consideration for the TOWN OF HAMBURG approving the subdivision depicted on said Map Cover, that all subdivision lots shown on said Map Cover and all improvements to be built thereon, are subject to the R-1 Single Family Residence District zoning regulations set forth in Article VIII and the Supplemental Cluster Housing and Townhouse Regulations as set forth in Article XXVIII of the Town of Hamburg Zoning Laws known as

Zoning, Chapter 29, Local Law 1986 as filed in the Hamburg Town Clerk's office on October 4th, 1986 as amended to April 1st, 1988.

It is further agreed that all improvements built upon any subdivision lot shall be built in full compliance with all R-1 Single Family Residence District rules and regulations now in effect, except the required side yard regulation set forth in Par. 29-34(B)(1). Under authority of the cluster development regulations set forth in Par. 29-165 (F)(2) the parties agree: that the Par. 29-34(B)(1) side yard requirements shall not apply and in its place the following side yard requirements shall apply: Side Yards, two (2) required: The minimum width of any side yard shall be nine (9) feet. The total minimum width of both side yards shall be twenty (20) feet. The minimum distance between homes on abutting subdivision lots shall be twenty (20) feet.

The present owner, future owners, developers and the TOWN OF HAMBURG will rely upon this agreement and will develop and permit development of subdivision lot improvements in reliance thereon, and therefore the parties agree that this agreement can be amended or vacated only with the consent of the then current owners of 75% of the total subdivision lots shown on the Map Cover and the approval of the Hamburg Town Board.

IN WITNESS WHEREOF, the parties have executed this agreement the            day of            , 1989.

BRIERWOOD VILLAGE INC.

by:-----  
Edmund F. Burke, President

Approved:  
HAMBURG PLANNING BOARD

by:-----  
Richard T. Crandall, Chairman

HAMBURG TOWN BOARD

by:-----  
Jack Quinn, Supervisor

STATE OF NEW YORK)  
COUNTY OF ERIE    ) SS:

On this            day of            , 1989, before me, the subscriber, personally appeared EDMUND F. BURKE, to me personally known, who, being by me duly sworn, did depose and say that he resides in Orchard Park, New York; that he is the President of BRIERWOOD VILLAGE INC., the corporation described in and which executed the within instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation; and that he signed his name thereto by like order.

STATE OF NEW YORK)  
COUNTY OF ERIE ) SS:

On this            day of            , 1989, before me, the subscriber, personally appeared RICHARD T. CRANDALL, to me personally known, who, being by me duly sworn, did depose and say that he resides in the Town of Hamburg, New York; that he is the Chairman of the TOWN PLANNING BOARD of the Town of Hamburg, the municipal corporation described in and which executed the within instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by resolution of the members of the Town Planning Board of said corporation; and that he signed his name thereto by like order.

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STATE OF NEW YORK)  
COUNTY OF ERIE ) SS:

On this            day of            , 1989, before me, the subscriber, personally appeared JACK QUINN, to me personally known, who, being by me duly sworn, did depose and say that he resides in the Town of Hamburg, New York; that he is the Supervisor if the HAMBURG TOWN BOARD of the Town of Hamburg, the municipal corporation described in and which executed the within instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by resolution of the members of the Hamburg Town Board of said corporation; and that he signed his name thereto by like order.

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Proposed Warranty Deed from BRIERWOOD VILLAGE INC. to TOWN OF HAMBURG, a municipal corporation whose offices are located at S 6100 South Park Avenue, Hamburg, New York, 14075.

ALL THAT TRACT OR PARCEL OF LAND located in Lot 34, Township 9, Range 8 of the Holland Land Company's survey and more particularly bounded and described as follows:

(Attach description)

being the green area and wetlands area shown on Map Cover No. as filed in the Erie County Clerk's office which are hereby given to the TOWN OF HAMBURG to provide public parklands and public areas for recreation, education, research and wildlife habitat.

Grantor hereby covenants for itself, its successors and assigns, that the TOWN OF HAMBURG through its Town Board shall have all the authority as given to it pursuant by Town Law, including authority to manage, improve and maintain and to make any and all improvements from time to time to the said green area and designated wetlands herein conveyed, without the request and/or approval of the inhabitants and/or owners of any improvements constructed upon the subdivision lots shown on this Map Cover.

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Receiver of Taxes  
ROBERT A. MARS

TO: Planning Board  
FROM: Engineering Dept.  
DATE: 3-8-89  
SUBJ: SITE PLAN REVIEW  
LINCOLN SQUARE APARTMENTS

The following are review comments on plans date Feb. 89 and received in our office on 3-2-89:

SHEET 1 of 3

- Specify SDR 35 for the 4" PVC pipe
- Show a downspout collector from the garages to the C.B.
- Show the proposed sidewalk to the building
- Relocate the sanitary/storm pipes proposed to cross Knoll drive so that only one road cut must be made.
- Add the note as shown on the review plans that a Town Highway Permit is required
- Two (2) options are shown on the review plan for curb replacement at the driveway cut. Note and detail the requirements for the cut.
- Will there be any lighting in the parking area?

SHEET 2 OF 3

- Extend select fill five (5) feet beyond the actual pavement limits on both sides of Knoll Drive. Add SDR 35 for the 4" PVC specified on the profile.

SHEET 3 of 3

- Specify "NO SLAG" in all details. Gravel may be used off the Town right-of-way but stone must be specified for use on the Town right-of-way.

We require our review plans to be returned for any further review. Use the revision block on the plans is required when changes are made.

  
Jack Gilbert

RJL/dp  
Att.

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March 8, 1989

MEMO TO: Planning Board

FROM: Planning Dept.

A new 12 unit apartment building is being proposed at the South Park end of the existing development. The zoning is proper.

There is a requirement of 2,000 square feet of land area per dwelling unit. Without a plan of the total area, I can't tell if this requirement is being met.

The building is required to be fifty feet from all property lines but is set back only 40 feet from the street. This would have to be changed or approved by the Board of Appeals.

Twenty parking spaces are shown and 24 spaces are required (2 per dwelling unit).

Parking must be set back 35 feet from the right-of-way but is shown 21 feet back. This would also have to be approved by the Board of Appeals.

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March 8, 1989

MEMO TO PLANNING BOARD

FROM: PLANNING DEPT.

SUBJECT: Sibley's Dept. Store at Mall

Sibley's is almost built and has an opening date and the site plan has not yet been approved and signed. The holdup is the raised, landscaped areas in the parking lot that have not been constructed.

If this is not done, the Town will be faced with an embarrassing situation.

March 8, 1989

TO: TOWN OF HAMBURG PLANNING BOARD - RICHARD CRANDALL CHAIRMAN

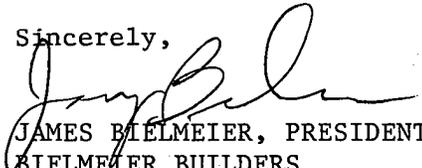
RE: SIDEWALKS PHASE I DEERFIELD HEIGHTS

Phase I of Deerfield Heights currently require sidewalks on all streets including courts. Court lots have smaller street frontage and thus a higher percentage of concrete. This will give these homes a parking lot look. All you will see in the front yards is concrete. Courts also do not have the traffic that the main roads have and thus do not require sidewalks.

Consequently, I would like to request that you eliminate the requirement of the sidewalks in the courts but keep them on the main traffic roads.

Phase II currently does not require any sidewalks anywhere. It may be in everyone's best interest to have sidewalks on Winding Woods Lane thus improving the safety for pedestrians, again no sidewalks on courts.

Sincerely,



JAMES BIELMEIER, PRESIDENT  
BIELMEIER BUILDERS  
12 DEER RUN ROAD  
WILLIAMSVILLE, N. Y. 14221

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March 8, 1989

MEMO TO: Planning Board

FROM: Planning Dept.

SUBJECT: Milestrip Plaza Site Plan

The area is zoned C-2 and the identified uses are permitted.

A series of parking spaces are shown only 10 feet from the edge of the right-of-way. This violates the Zoning ordinance and would require Z.B.A. approval. I have a concern with the granting of this variance without State D.O.T. approval because of the proposed widening of Milestrip.

The new three building retail development consists of 92,120 s.f. and if treated as a local shopping center requires 614 off-street parking spaces. Including the existing building (former Howard Johnson Restaurant) of 4,500 square feet the total retail parking space requirement is 644. The site plan says that 461 spaces are provided.

Parking for the motel cannot be determined because of a lack of information. The ordinance requires one space for each motel unit plus additional spaces for restaurant and bar if they are to be included.

The front ditch must be piped. The center entrance driveway looks fine. The other two should be removed. The striped areas in the parking lot should be raised to curbed with landscaping.

Parking lot lights should be located on the site plan. Any free standing signs should be located on the site plan. This area has had drainage problems and a detention pond may be required.

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March 8, 1989

MEMO TO: Planning Board

FROM: Planning Dept.

SUBJECT: New Maloney Used Car Lot

There is a paper street on the property which must be left open.

A resident reported that someone is parking a semi-truck on the property which is illegal.

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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: 3-8-89  
SUBJ: TOWN HALL PLAZA - BENDERSON

We have not yet received any response to our 2-24-89 review comments. The plan remains unacceptable to this office.

Jack Gilbert

RJL/dp

# TOWN OF HAMBURG

S-6100 SOUTH PARK AVENUE • HAMBURG, NEW YORK 14075 • (716) 649-6111



Supervisor  
JACK QUINN, JR.

Councilmen  
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March 6, 1989

## SITE PLAN REVIEW

TO: Planning Board

RE: New apartment building, parking area and garages for the  
Lincoln Square Apartments

This proposed 12 unit apartment building is set back from the front property line 28 feet. This is zoned R-3, under 29-48a requires a 35 feet, therefore a 7 foot variance is required. The rear yard is 50 feet which is proper. Thirty-feet between buildings is proper, twenty feet between the four car garage and this proposed building is not proper. This violates 29-48B3. This could be moved over to 30 feet. The existing shed on the property should be removed and set five feet back from the property line.

It is required to have details of the paving and the curbs. An area map would be helpful. A road cut permit is required from the Town of Hamburg Highway Department. You have to tell me where the gutters and downspouts are going to go for all three of these buildings. There are two (2) four garages plus twelve (12) other parking spaces is twenty parking spaces, twenty-four are required three of those must be handicapped. A variance of four parking spaces is required.

This twelve unit apartment building must be built in to the New York State Uniform Fire Prevention & Building Code. This requires three apartment buildings to be accessible for the handicapped.

When the plans are completed I would like to review. If I can be of any further assistance, feel free to contact me.

Sincerely,

John J. Lauchert, C.P.C.A.  
Building, Zoning & Plumber Inspector  
Code Enforcement Officer  
Town of Hamburg

JJL/cac

TOWN OF HAMBURG

PUBLIC IMPROVEMENT PERMITS COST ESTIMATING SCHEDULE 1989

For Projects up to \$10,000: 5% of estimated cost (Min. \$10.00)

For Projects from \$10,000 to \$20,000:  
\$500.00 plus 4.5% of estimated cost over \$10,000

For Projects from \$20,000 to \$30,000:  
\$950.00 plus 4.0% over \$20,000

For Projects from \$30,000 to \$100,000:  
\$1350.00 plus 3.5% over \$30,000

For Projects over \$100,000:  
\$3800.00 plus 3.0% over \$100,000

\*Plus \$10.00 filing fee for each permit

Clearing, Stripping, and Erosion Control

\$100.00 per acre

Sanitary Sewer Lines

8"	\$22.00	per	lineal	foot
10"	\$24.00	"	"	"
12"	\$27.00	"	"	"

Storm Sewer Lines

10"	\$14.00	per	lineal	foot	24"	\$30.00	per	lineal	foot
12"	\$16.00	"	"	"	27"	\$33.00	"	"	"
15"	\$20.00	"	"	"	30"	\$36.00	"	"	"
18"	\$23.00	"	"	"	36"	\$45.00	"	"	"
21"	\$26.00	"	"	"	42"	\$50.00	"	"	"

Storm water detention \$1500.00 per acre/ft

Water Lines

8"	\$22.00	per	lineal	foot
10"	\$24.00	"	"	"
12"	\$26.00	"	"	"

Pavement 30' wide asphalt/concrete

Standard - \$55.00 per lineal foot  
 Heavy Duty - \$65.00 " " "  
 (cul de sacs - add 50 lineal feet from radius to account for additional pavement area)

Light Standards

\$825 per light standard

*John J. Gilbert, Jr.*  
 \_\_\_\_\_  
 John J. Gilbert, Jr.  
 Town Engineer

Adopted: January 23, 1989