

**Town of Hamburg
Planning Board Meeting
March 8, 2006**

The Town of Hamburg Planning Board met for a Work Session in the Conference Room at S-6122 South Park Avenue on Wednesday, March 8th, 2006 at 7:30 p.m. to discuss the following projects: Attending included Chairman Gerard Koenig, Sasha Yerkovich, Steve McCabe, Richard Taber, Karen Rogers. Others attending included Drew Reilly, Don McKenna, Attorney, Michael Fruth, Attorney, and Terry Dubey, Stenographer. Excused: Paul Eustace, David Phillips

Tim Horton's Kiost for ATM Machine - Lakeshore Rd.

No activity. The NY State Dept. Of Transportation will not allow a second curb cut.

South Park Request for Rezoning from R-1 to N-C (Arlene Morrow & Son)

The request for rezoning has come from Mrs. Arlene Morrow from R-1 to N-C on South Park Avenue. The Town Board has asked that the Planning Board take a good look at the entire area as there is a mixture of uses. It has been 9 years since the Master Plan has been updated and the Town Board will be establishing a Committe consisting of Board members and residents in the very near future. The area to be reviewed will be from Quinby to the Thruway. No action was taken on this proposal.

Buffalo Rehab Group Medical Office Park - 4780 South Park Avenue

Mr. Martin Lambert appeared before the Planning Board on a proposed addition (98' x 52' and a 140' x 120' Hamburg Field House to be located at 4780 South Park Avenue. The property is zoned C-2, General Commercial. The new building will be used to work with our youth in our community for physical therapy and enhanced sports performance. The overhead door is to be used for fresh air during the warmer months and will be built with artificial turf. The addition in the back will be used by Lake Shore Primary Medical and several doctors. The large wooded area will be left in its natural state.

Mr. McCabe was assigned the task on an on site inspection and report. Twenty per cent of the area will be used for parking (38 spaces) and 7 have been designated for handicapped parking.

Engineering Comments: The Planning Board approved a site plan for the existing building on the parcel, which was at first, the VFW Post. The names of the sanitary sewer district and water district are shown incorrectly on the information sheet (Hamburg Master Sewer and Hamburg North Central Water District. Review will be done when it is in accordance with the site plan review check list.

Parker Ridge Patio Home Cluster - Parker Rd. (Phase IV).

The proposed cluster shows approximately 40 lots for patio homes (1400-to 1800 s.f.). There is important green space (Hidden Hollow) behind this property. This particular parcel has been farmed and there are no trees. There is a 50' easement on both sides of the property. Applicant, John Kalstek is to bring in documentation noting this. The lots are 150' in depth, with a 50' setback. Mr. Kalstek noted that he plans on providing a picnic shelter and a recreation area (pool). Mr. Reilly asked for a rendering of the type of homes that are to be built and does not want to see 3300 s.f. homes on small lots. The units are to be 15' apart, Applicant is to fill out a short form EAF and provide a fee of \$150. There are 3 lots in the front that should only be one. A visual color rendering of the types of homes was requested.

Engineering Comments:

DATE: 3/8/06

SUBJ: 3/8/06 PLANNING BOARD WORK SESSION AGENDA
Parker Ridge Phase 4 Subdivision

The following are review comments on sketch plans dated 2/17/06:

(1) General Comments

- The site is tributary to Erie County Sewer District No. 3 (ECSD No.3). The district should be contacted to determine if there is sufficient available capacity in their system to service the site.
- The Erie County Water Authority (ECWA) should be contacted to determine if there is adequate pressure and flow to service the site.
- A water district extension will be required for the R-1 development alternative.
- Storm water detention will be required for the development.

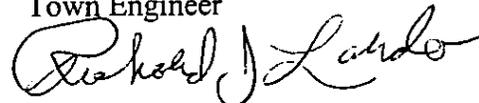
(2) R-1 and Cluster Layout

- The proposed long dead-end street shown on the R-1 layout exceeds the maximum street length of 500 feet required in Town Subdivision Regulations Section 230-22.
- The centerline of road radius at the 90 degree curve appears to be less than the 150 feet required for the R-1 layout.
- Cul-de-sac's would be required at the ends of both streets shown on the R-1 layout.

All comments are to be satisfactorily addressed for approval.


Gerard M. Kapsiak, P.E.

Town Engineer



Richard J. Lardo
Principal Engineer

Advanced Auto Electronics - 4536 Big Tree Rd.

Mr. Reilly spoke with the Department of Transportation and they are pleased with the location of the project. Mr. Reilly stated concern over 2 parking spots backing out on to Southwestern Blvd. for safety sake. Item to be on for March 15th agenda.

Engineering Comments: The DOT has not finalized their highway reconstruction plans for this area. A DOT permit will be required for the project. Site is located in the Southwestern Overlay District. The department will review the site plan when properly prepared.

Dollar General - Lake Avenue (to replace Burger King)

Karen Rogers reported on this site plan. Her comments are: 1. Proposed site has plenty of parking. 2. Concern expressed on the type of building to be constructed. This is a depressed area that is becoming revitalized and it is important that the aesthetics are pleasing to the eye. Landscaping is required. Traffic should flow easily, as there is a center lane to enter the plaza.

Engineering Comments:

DATE: 3/8/06

SUBJ: 3/8/06 PLANNING BOARD WORK SESSION AGENDA
Dollar General - 4263 Lake Avenue

The following are review comments on a site plan dated 2/20/06:

- (1) We could not locate a previously approved site plan for the Burger King Restaurant construction in 1985.
- (2) Obtain Erie County Water Authority (ECWA) approval of the proposed water service and back flow preventer. We are unable to approve the site plan prior to approval by ECWA.
- (3) Provide a profile view for the proposed sanitary sewer service lateral. Submit the plan to the Erie County Department of Environmental Planning (ECDEP) for review. We are unable to approve the site plan prior to approval by ECDEP.

All comments are to be satisfactorily addressed for approval.

Hoag's Dairy - Old Lakeshore Rd.

Applicant has submitted an "as built" site plan. However, it does not look like what was approved. There is no curbing designated and the area should show landscaping.

Applicant has been asked to appear at the 3-15-06 meeting.

Tractor Supply - Burke Business Park - To be on for March 15th agenda

Respectfully submitted,

Paul Eustace, Secretary
Planning Board

TOWN OF HAMBURG

ENGINEERING DEPARTMENT

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Town Clerk
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Supt. of Highways
JAMES F. CONNOLLY

TO: Planning Board

FROM: Engineering Dept.

DATE: 3/8/06

SUBJ: 3/8/06 PLANNING BOARD WORK SESSION AGENDA
First Niagara Bank (adjacent to 4923 Lake Shore Road)

The following are review comments on a site plan dated 1/11/06:

- (1) The existing Wanakah Pharmacy building was subdivided from the main parcel. Therefore, subdivision approval is required for the project. A separate address will be assigned for the proposed bank.
- (2) Ingress and egress to Lake Shore Road, a cross-access agreement, and parking for the entire parcel are to be properly addressed.
- (3) Note that a New York State Department of Transportation (NYSDOT) permit is required for work within the Lake Shore Road highway right-of-way. We are unable to approve these plans prior to NYSDOT review and approval of work in their right-of-way.
- (4) The building address will not be No. 4923. Remove the address from the drawings.
- (5) The property is located within the Town's Local Waterfront Revitalization Area. Therefore, the site plan is to be submitted to the Town Shoreline Revitalization Committee for review and comment.
- (6) We will review the site plan when it is prepared in accordance with the site plan review checklist.

All comments are to be satisfactorily addressed for approval.

Gerard M. Kapsiak, P.E.
Town Engineer

Richard J. Lardo
Principal Engineer

March 15, 2006

Memo To: Planning Board
From: Planning Department
RE: 3-8-06 and 3-15-06 Planning Board Agenda

The following are the Planning Department's general comments on the 3-8-06 and 3-15-06 Planning Board agenda items (no formal actions can be taken since the meeting of 3-15-06 was not properly advertised):

1. Advance Electronics – Big Tree Road – site plan
 - 1 The site plan was sent to the DOT, Erie County Department of Environment & Planning and Traffic Safety. Traffic Safety indicates no adverse comments, but does note that exit/entrance design may change due to the Seven Corners/Route 20 project. We also spoke to NYSDOT representatives who stated that the project is acceptable to them.
 - 2 There may be problems with parking spot #20 and #21 being located in front of the proposed dumpster.
 - 3 We have no new information on this project from the applicant.
2. Dollar General – Lake Avenue – sketch site plan
 - 4 The applicant has submitted a site plan for this project and is requesting additional Planning Board input.
 - 5 The existing building on the site is to be demolished.
 - 6 Town of Hamburg requirements for number of parking spaces is 52 and the applicant has proposed 31, requiring a variance.
 - 7 At the February Planning Board Work Session, the Board indicated that it would like additional landscaping on the site and that the aesthetics of the building are not acceptable.
 - 8 A more formal plan has been submitted since the February Work Session. This plan was also sent to the Village of Blasdell at their request.
3. Discussion of properties on South Park Avenue belonging to A. Morrow. This is an informal discussion of a rezoning request on South Park Ave.
4. Ridgefield Estates Phase III
 - 9 The Planning Department is awaiting additional information from the applicant regarding the potential problem with the sewer, as well as information regarding the detention area.
5. First Niagara Bank – site plan

- 10 The Planning Department is awaiting a new sketch, as the bank officers indicated a desire in February to add a second ingress/egress out to Orchard Avenue. Drew is meeting with representatives of this project on 3/8/06.
6. Buffalo Rehab – South Park Avenue – sketch site plan
- 11 The applicant has submitted a site plan showing an addition to an existing building, as well as the construction of a new building. Adequate screening of the adjacent property to the south may be an issue. This plan is an amended plan since the last sketch plan submitted last year.
7. Parker Ridge Phase IV – major subdivision sketch plan
- 12 The applicant has submitted both a 40-lot private cluster development layout and a standard R-1 layout (alternative) to demonstrate lot yield.
- 13 The Planning Department feels that this is a poor demonstration of a cluster design. More aggregate open space should be provided. It appears that much of the open space provided would in reality be viewed as individual lots' back yards and not the communal open space it should represent, available to all residents. More work needs to be done to insure that the cluster plan has benefits to the Town and acknowledges the physical features of the site and area.

Town of Hamburg
Legal Notice
Planning Bd. Meeting
Bohen 2 lot Subdivision
Lakeshore Road

Notice is hereby given that the Town of Hamburg Planning Board will conduct a Public Hearing on a 2 lot subdivision known as Bohen Subdivision located on the Lakeshore Road on 3-15-06 2006 at 7:30 p.m. in Room 7B of Hamburg Town Hall.

All that tract or parcel of land situate in the Town of Hamburg, County of Erie, State of New York being part of Lot 30, Township 9, Range 8 or the Holland Land Company's Survey being more particularly described as Sublot 460 as shown on map filed in the Erie County Clerk's Office under Map Cover 988.

G. Koenig, Chairman
P. Eustace, Secretary
Planning Board

Dated:

TOWN OF HAMBURG

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**LEGAL NOTICE
TOWN OF HAMBURG
PLANNING BOARD AGENDA
WORK SESSION 3-8-06**

The Town of Hamburg Planning Board will meet for a Work Session on Wednesday, March 8th, 2006 at 7:30 p.m. in the Conference Room at S-6122 South Park Avenue to discuss and approve the following:

1. Advanced Electronics — Big Tree Road
2. Tim Horton's M&T Kiosk — Lake Shore & Big Tree
3. Discussion of properties on South Park Avenue belonging to A. Morrow.
4. Ridgefield Estates
5. First Niagara Bank
Project review to follow.

Dated: 2-16-06

Gerard Koenig, Chairman
Paul Eustace, Secretary
Planning Board

2-23