

TOWN OF HAMBURG

PLANNING BOARD MINUTES

3-12-86

NELSON KEEM
EXPANSION OF MOBILE
HOME PARK - BIG TREE RD.
REZONING PETITION

FAVORABLE RECOMMENDATION SUBMITTED
TO TOWN BOARD

GUASTELLA MANAGEMENT
20 TOWNHOUSES ON OLD
LAKE SHORE & BIRCHWOOD
ZONED R-1 -

WILL REQUIRE REZONING - APPLICANT
TO DISCUSS WITH PLANNING DIRECTOR

MR. GARY HARTLOFF
PROPOSED RESTAURANT FOR
BIG TREE & PARKER RD. ZONED
R-A

REZONING IS REQUIRED.

MOBIL OIL STATION - MC KINLEY &
LAKE AVENUE - RENOVATION OF STATION
& MINI CAR WASH

SITE PLANS JUST RECEIVED. TO BE
DISTRIBUTED TO VARIOUS BOARDS. APPLICANT
TO BE PRESENT AT MARCH 26TH MEETING

B&F DEVELOPMENT (NEW ROSA'S
APPLICANCE STORE) ZONED C-2
MC KINLEY AT HIGHLAND

REFERRED TO ZONING BOARD FOR VARIANCES
ON BLDG. SETBACKS & PARKING

PROPOSED WELDING SHOP
RON MOSGELLER - SOUTHWESTERN
& NORTH CREEK. ZONED C-2 AND
R-C

TABLED FOR ON SITE INSPECTION

COPPER PENNEY - SOUTHWESTERN
& ROGERS ROAD - PROPOSED VOLLEYBALL
COURT AND HORSESHOE PIT

APPLICANT ADVISED TO BRING IN AMENDED
SITE PLAN

ARMOR INN - PATRICK HOAK
EXPANSION OF DINING ROOM
WITH METRO CAR - CLARK ST.

REFERRED TO ZONING BOARD FOR PARKING
VARIANCE AND SIDE YARD VARIANCE

JOHN REINHOLD - SUBDIVISION OF
2 LOTS LOCATED AT 6079 LAKESHORE
RD.

CONSIDERED MINOR SUBDIVISION. TABLED
UNTIL MARCH 26TH FOR ON SITE INSPECTION.

EMPIRE SOILS INVESTIGATION
FORMER MURPHY OLDS BLDG.
SOUTH PARK AVENUE

LANDSCAPING PLAN ACCEPTED AS PRESENTED.

TOWN OF HAMBURG

PLANNING BOARD MINUTES

3-12-86

The Town of Hamburg Planning Board met in regular session on Wednesday, March 12th, 1986 at 7:30 p.m. in the Planning Board room.

Members attending included: Chairman G. Gerald Valgora, Messrs. Crandall, Joseph, Cary, Danyluk, and Mrs. Saunders. Others included: G. McKnight, Jay Pohlman, Esq., Asst. Bldg. Inspector Dick Connell, and Terry Dubey, Stenographer. EXCUSED: Tom Corcoran

Minutes of the meeting of 2-26-86 were approved on motion by Mr. Crandall, seconded by Mr. Joseph. Carried.

EXECUTIVE SESSION:

1. Chairman Valgora introduced Sally Saunders as the new member to the Town of Hamburg Planning Board. Letters of acknowledgement are to be sent for former members, Art Will, and Gene Recla for their years of service to the Town of Hamburg.

2. Rezoning petition of Ranger Transport - Enser Realty. Zoning change originally included a request for M-1 zoning. An amendment to the petition has been requested for the C² only. The property is located on Big Tree Rd. (Tomaka property). Proposed use is not yet available.

3. Director of Planning McKnight informed the board that Mike Alspaugh of Erie County Planning had called and stated some concerns on the B&F Development project on McKinley Parkway. The concerns relate to intensive development on such a small site and the amount of drive cuts for this business. An agreement is presently being considered on a method to handle this problem for all the driveways on to McKinley. Zoning Board approval is also another possibility.

4. Petition of Nelson Keem for expansion of mobile home park from R-2 to R-3. There is approximately 70 acres of land available with a 200' setback which will be maintained. Motion was made by Mr. Danyluk, seconded by Mr. Joseph to forward a favorable recommendation for the rezoning based on the following:

1. This is a logical expansion of an existing development.
2. Adequate buffering has been provided.
3. There will be no development within 50' of the banks around Foster Brook Creek.
4. This is the most logical use of the land. Carried.

GUASTELLA MANAGEMENT ASSOC. INC. PROPOSED CONSTRUCTION OF 20 TOWNHOUSES
OLD LAKE SHORE AT BIRCHWOOD DRIVE - LAKEVIEW - ZONED R-1 - REZONING REQMT. TO R-2

Mr. Ed McMahon and Gary Novelle appeared before the Planning Board with a proposal to construct townhouses or apartments on the Old Lake Shore Rd. and Birchwood Drive in Lakeview. The townhouses would be built on 1.7 acres of property, S.L. 12 thru 23. It was pointed out that townhouse requirements

PROPOSED APARTMENTS ON BIRCHWOOD DRIVE (CONTINUED)

regulate that this type of construction be erected on 5 acres of property. It was noted that there is at most 1.7 acres of land. Twenty units are anticipated to make the project lucrative. Chairman Valgora stated that there are some new guidelines on properties near the lake that should be reviewed from D.E.C. Notification should be made to nearby residents for their input. Messrs. McMahon and Novelle are to contact the Director of Planning for further instructions as to the type of development than can be set on such a small parcel.

MR. GARY HARTLOFF - PROPOSED RESTAURANT ON BIG TREE RD. AND PARKER, ZONED R-A

Mr. Gary Hartloff appeared before the Planning Board on a proposal for a restaurant to be located on property on Big Tree Rd. near Parker. The proposed use would be for a fast food takeout for pizza, wings, subs, etc. Approximately 47 acres of land is available. Mr. Hartloff would utilize only 1 acre of land and plans to cater to truck traffic along that route. Applicant was advised to wait until the rezoning of the Tomaka property is decided.

MOBIL OIL STATION - MC KINLEY & LAKE AVENUE - COMPLETE RENOVATION OF STATION PLUS MINI CAR WASH

Messrs. Bob Wilson and G. Geis appeared before the Planning Board on a complete renovation of a Mobil gas station on McKinley and Lake Avenue. Drawings were brought in for submission to the various advisory boards for input. The new structure will also feature a mini-car wash. No action can be taken on the proposal until the March 26th meeting. SEQR'S have been filed.

B&F DEVELOPMENT - ROSA'S APPLICANCE - MC KINLEY AT HIGHLAND - ZONED C-2

Messrs. Bassett and Fava appeared before the Planning Board with proposed commercial development on McKinley Parkway and Highland. The proposed use is for a retail 7500 s.f. building and a single tenant store comprising 10,075 s.f. At most 16-20 people will trade during business hours. When there is a power sale, approximately 25-30 cars might be using the parking area.

Mr. McKnight informed the members that Mike Alspaugh of County Dept. of Env. & Planning has concern of high density use on a small parcel as well as concern on the driveway to McKinley. Asst. Building Inspector Connell noted that variances will be required for the site also.

Comments from Engineering are as follows: The existence of the 2 private homes on Highland and the 1 private home on Burke Pkwy. should be acknowledged by showing them on the plan with street address. If the property to the north is vacant, it should be so indicated. There needs to be a clarification of the limits of existing pavement in relation to highway rights-of-way. There is a question on how the proposed use of the land fits with the concept of a service road parallel to McKinley. Other comments will follow when the topography map and utilities are presented.

Motion was made by Mr. Danyluk, seconded by Mr. Joseph to reject the site plan as presented and forward a favorable recommendation to the Zoning Board of Appeals. Carried. Denial is based on building setbacks and number of parking spaces.

3-12-86PROPOSED WELDING SHOP - RON MOSGELLER - SOUTHWESTERN BLVD. AT NORTH CREEK ZONED C-2 AND R-C

Mr. Ron Mosgeller appeared before the Planning Board with a survey map of property which he would like to purchase for a proposed welding shop to be located on Southwestern Blvd. and North Creek. Part of the property is zoned C-2. The front portion is zoned R-C. Mr. Mosgeller plans to construct a 50' x 80' building. At the present time, he is operating from a Clark Street location. Planning Board members plan to do an on site inspection. Applicant was advised to appear for the March 26th meeting.

COPPER PENNY - PAUL KWIECINSKI - VOLLEYBALL COURT AND HORSESHOE PIT - 5431 ROGERS

The General Manager of the Copper Penny, Paul Kwiecinski, appeared before the Planning Board with a proposal for a volleyball court and horseshoe pit to be constructed on the back portion of their property located at 5431 Rogers Rd. Mr. Kwiecinski noted that they would like to form leagues but there will be no lighting for late night tournaments. Chairman Valgora noted that a formal amended site plan will be required to reflect additional parking. It was recommended that there be some type of natural screening in the back to protect the residents. Applicant was advised to come in with an amended and revised site plan showing the location of the court and pit, and to designate additional parking.

ARMOR INN - PATRICK HOAK - EXPANSION OF DINING ROOM - CLARK ST.

Mr. Patrick Hoak, of the Armor Inn, appeared before the Planning Board with a proposal for an expansion of his restaurant located on Clark Street in Armor. The expansion would include the addition of a Metro car, which is 8½' x 75', to be located on the side of his building. The proposed dining area will seat 60 people. Mr. Hoak explained that he owns property on the other side of the street, which can be used for employee parking. This will accommodate 25 more spaces. The addition requires 24 more parking spaces. At the present time, Hoak's has a seating capacity of 125 seats and parking for approximately 70 spaces. Board members felt that variances should be obtained from the Zoning Board of Appeals for an additional number of parking spaces.

Motion was made by Mr. Danyluk, seconded by Mr. Joseph to reject the site plan as presented for submission to the Zoning Board of Appeals for variances on the exterior side yard, front yard, and parking spaces. Carried. Recommendation for the proposal is favorable.

JOHN REINHOLD - 6079 LAKESHORE RD. PRELIMINARY SUBDIVISION OF 2 LOTS

Mr. Reinhold appeared before the Planning Board for a subdivision of his property located at 6079 Lakeshore Rd. He would like to move a guest house on the other side of the street, property he owns. This is considered a minor subdivision. Motion was made to TABLE this request until the March 26th meeting for an on site inspection, by Mr. Danyluk, seconded by Mrs. Saunders. Carried.

EMPIRE SOILS INVESTIGATION - LANDSCAPING PLAN & PROPOSED SIGN (FORMER MURPHY OLDS)

Mr. Stan Blas of Empire Soils Investigation informed the board that they are ready to close on the former Murphy Olds Building on South Park Avenue. A landscaping plan and drawing for a sign was presented at the meeting. They plan to put in additional Austrian pines as suggested. Motion was made by Mr. Crandall, seconded by Mrs. Saunders to accept the landscaping plan as presented. Carried.

PLANNING BOARD MINUTES

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3-12-86

Motion to adjourn the meeting was made by Mr. Danyluk, seconded by Mr. Cary. Carried. Meeting adjourned at 10:30 p.m.

RESPECTFULLY SUBMITTED,

GEORGE DANYLUK, SECRETARY
PLANNING BOARD

NEXT MEETING DATE:

MARCH 26TH
1986 7:30 P.M.

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
SALLY A. STEPHENSON

Town Attorney
JEAN PETERSON

Town Clerk
PATRICIA A. MEAD

Supt. of Highways
RICHARD A. SMITH

Receiver of Taxes
ROBERT A. MARS

March 18, 1986

Mr. Arthur Will
3645 South Creek Road
Hamburg, New York 14075

Dear Art:

At this time, the entire Planning Board including myself would like to take this opportunity to thank you for your services to the Town of Hamburg Planning Board.

We wanted you to know that we appreciate your efforts and have enjoyed working with you during this time.

Sincerely,

TOWN OF HAMBURG PLANNING BOARD

G. Gerald Valgora
G. Gerald Valgora, Chairman

GGV:tad

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Receiver of Taxes
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March 18, 1986

Mr. Eugene Recla
37 Berkshire
Hamburg, New York

Dear Gene:

At this time, the entire Planning Board including myself, would like to take this opportunity to thank you for your services to the Town of Hamburg Planning Board.

We wanted you to know that we appreciate your efforts and have enjoyed working with you during this time.

Sincerely,

TOWN OF HAMBURG PLANNING BOARD

G. Gerald Valgora
G. Gerald Valgora, Chairman

GGV:tad