

# TOWN OF HAMBURG PLANNING BOARD AGENDA

DATE: March 16, 1988

| TIME                         | NAME  | PURPOSE   |
|------------------------------|---|---|
| 7:30                         | Drainage - Gilbert & Smith<br>EXECUTIVE MEETING                               |   |
| 8:00                         | Subdivision Hearing<br>Herman Subdivision                                     | Public Hearing--Old Lakeview Road                                     |
| 8:30 p.m.<br><del>8:20</del> | Public Hearing<br>Mr. Erickson  | Satellite Dish Antenna  |
| 8:40                         | Sundance Sub. Part II   | Sub-division re-approval  |
| 9:00                         | Mr. Dennies   | Rezoning petition on Howard & Camp                                    |
| 9:20                         | West Herr Ford<br>amended site plan   | variance granted for parking within first<br>35'. Var. of 25' granted |
| 9:40                         | Orchard Park Ind. (H&H Wood Mfg.)<br>Addition                                 | Site plan review<br>5600 Camp Road                                    |
| 10:00                        | <i>Ken Nigro<br/>N. D. C.</i>   |   |
|                              | <i>new medical office - Radiation Oncology - Commerce Park<br/>John Klack</i> |   |
|                              |   |   |

Approval of Minutes

1. Rezoning Amsdell Park from R-A to R-1  
(recommendation)
2. Anna Pumphrey rezoning - Versailles Rd. from R-A to R-2

TOWN OF HAMBURG

PLANNING BOARD MINUTES

3-16-88

The Town of Hamburg Planning Board met in regular session on Wednesday, March 16, 1988 at 7:30 p.m. at the Hamburg Town Hall.

Members attending included: Chairman Richard Crandall, G. Gerald Valgora, Dennis Gaughan, Elgin Cary, Steve Strnad, Gerard Koenig, Sandy Carnevale. Others attending were: Jack Gilbert, Richard A. Smith, George McKnight, & Terry Dubey, Stenographer, Richard Connell, Building Inspector.

EXCUSED: Dan Gorman

Minutes of the meeting of 2-24-88 were approved on motion by G. Valgora, seconded by Mr. Carnevale. Carried.

DRAINAGE ISSUE - J. GILBERT & R. SMITH

A discussion on drainage in old and new subdivisions was held with J. Gilbert and R. A. Smith. Planning Board member Steve Strnad is to meet with concerned personnel to draw up agreement with regard to the solution of this problem. Mr. McKnight to coordinate meeting setting up day and time.

HERMAN SUBDIVISION - LAKEVIEW ROAD (DEB DIETRICH) 5 LOT SUBDIVISION

Secretary Cary read the following Legal Notice on Herman Subdivision:

**LEGAL NOTICE  
TOWN OF HAMBURG  
PLANNING BOARD**

Notice is hereby given that the Planning Board for the Town of Hamburg will hold a Public Hearing at Town Hall on March 16, 1988 at 8:00 p.m. for the purpose of approving a residential subdivision known as HERMAN SUBDIVISION:

**PARCEL NO. 1  
NORTH SIDE OF  
LAKEVIEW ROAD**

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Hamburg, County of Erie, and State of New York, being part of Lot 18, Township 9, Range 8 of the Holland Land Company's Survey, bounded and described as follows:

BEGINNING AT A POINT in the easterly line of Smith Road at its intersection with the northerly line of Lakeview Road; running thence along the northerly line of Lakeview Road a distance of 706.67 feet to a point; running thence northerly at an interior angle of 80 degrees 16 minutes 57 seconds 500.78 feet to a point; running thence westerly at an interior angle of 88 degrees 8 minutes 42 seconds a distance of 698.59 feet to a point said point being on the easterly line of Smith Road; running thence southerly along the easterly line of Smith Road a

distance of 358.89 feet to the POINT OR PLACE OF BEGINNING and containing 7.1 acres more or less.

**PARCEL NO. 2  
SOUTH SIDE OF  
LAKEVIEW ROAD**

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Hamburg, County of Erie, and State of New York, being part of Lot 18, Township 9, Range 8 of the Holland Land Company's Survey, bounded and described as follows:

BEGINNING AT A POINT in the easterly line of Smith Road at its intersection with the southerly line of Lakeview Road; running thence along the southerly line of Lakeview Road a distance of 706.27 feet to a point; running thence southerly at an interior angle of 99 degrees 43 minutes, 3 sec-

onds a distance of 244.96 feet to a point; running thence westerly at an interior angle of 90 degrees 16 minutes 18 seconds a distance of 694.40 feet to a point; running thence northerly at an interior angle of 90 degrees 0 minutes, 0 seconds; 367.46 feet to the POINT OR PLACE OF BEGINNING and containing 4.9 acres more or less.

DATED: March 2, 1988

**RICHARD CRANDALL  
CHAIRMAN  
TOWN OF HAMBURG  
PLANNING BOARD**

3-10

3-16-88

HERMAN SUBDIVISION - LAKEVIEW ROAD

Chairman Crandall declared the hearing open. Ms. Debbie Dietrich appeared on behalf of her subdivision request for the 5 lot subdivision located on Lakeview Road.

Comments were submitted by the Planning Dept. which are:

1. The name of the subdivision has been changed from what is on the preliminary plat.
2. The name of the owner is missing.
3. A topographic map has not been submitted.

Chairman Crandall asked 3 times if anyone wished to be heard for or against the subdivision. Hearing no comment, the hearing was declared closed.

Motion was made by Mr. Valgora, seconded by Mr. Koenig to approve the subdivision plat contingent upon implementation of corrections such as the name change, insertion of the name of the owner, and a topo. Carried.

ANNA PUMPHREY REZONING PETITION - FROM R-A TO R-2 VERSAILLES ROAD

Mrs. Anna Pumphrey appeared before the Planning Board on a rezoning petition from R-A to R-2 on approximately 4.6 acres of land located on Lake View Road and 1 mile south on Versailles Road. The request is to tie in with the rest of the 70 acres of land which Mrs. Pumphrey owns which is already R-2. It is the intent to build single or doubles on the lots depending on lot size. They would not be changing the character of the subdivision but rather enlarging it. The sewer lines will have to be extended.

No one spoke in opposition to the rezoning request.

Motion was made by Mr. Gaughan, seconded by Mr. Carnevale to submit a favorable recommendation to the Town Board for the following reasons:

1. The request of 4.6 acres constitutes approximately 5% of the total planned subdivision and land adjacent to it.
2. It is contiguous to previously rezoned R-2 land.
3. The proposal could alleviate water problems on the rezoned property and adjoining R-2 land. Carried.

REZONING PETITION - E.F. BURKE REALTY & CONST. SOUTH SIDE OF AMSDELL RD. 2950 FT. WEST OF SOUTHWESTERN BLVD. FROM R-A TO R-1

Attorney James Walsh and Paul O'Neill appeared before the Planning Board with a rezoning petition for approximately 60.53 acres of land to be rezoned from R-A to R-1 on the south side of Amsdell Rd. and west of Southwestern Blvd. The parcel will consist of 108 sub lots and because of the wet lands 29 acres will be dedicated for the open space concept. A double entrance has been put in place as requested for access. Water and sewer are also available.

Motion was made by Mr. Valgora, seconded by Mr. Strnad to forward a favorable recommendation on the rezoning petition of E.F. Burke and Amsdell Park

3-16-88

AMSDELL PARK (CONTINUED)

to the Town Board for the following reasons:

1. The request is for R-1 zoning and is the highest level of development for the land.
2. The infrastructure for water and sewer appear to be in place.
3. The adjoining wet lands would be dedicated to the Town and is equal to the property that is being considered as R-1.
4. This is in conformance and keeping with the open space concept, as 29.26 acres will be dedicated.
5. The parcel is contiguous to R-1 zoning. Carried.

SPECIAL USE PERMIT - SATELLITE DISH ANTENNA - MR. ERICKSON - S-5842 SOUTHWESTERN BLVD.

Mr. Franconi of Crandall Satellite Co. appeared before the Planning Board for a special use permit to erect a satellite dish antenna on Mr. Erickson's property located at S-5842 Southwestern Blvd. The satellite dish will be placed 35' off the property line and will be about 6' above the garage for a total height of 15'. The property is zoned C-2 and is situated near the Buxton Inn and C&C towing. There are no residential property owners nearby. The dish is a mesh type and will be bolted in the ground.

Motion was made by Mr. Cary, seconded by Mr. Koenig to approve the special use permit for the satellite dish antenna. Carried.

**LEGAL NOTICE**  
**TOWN OF HAMBURG**  
**PLANNING BOARD**

Pursuant to Section 29-196.3 of the Zoning Ordinance, notice is hereby given that the Planning Board will hold a Public Hearing on March 16, 1988 at 8:30 p.m. to consider the following:

Charles Erickson for Satellite Dish Antenna on Part of Lot 33, T-9, R-8 located at S-5842 Southwestern Blvd. Public Hearing will be held in the Planning Board room in Hamburg Town Hall, S-6100 South Park Avenue.

DATED: March 7, 1988

**TOWN OF HAMBURG**  
**PLANNING BOARD**  
**RICHARD CRANDALL,**  
**CHAIRMAN**  
**3-10 ELGIN CARY, SECRETARY**

3-16-88FRANK C. DENNIES REZONING PETITION - 3000 FT. FROM CAMP RD. TO HOWARD RD. FROM R-2 TO R-4

Mr. Frank Dennies appeared before the Planning Board on a rezoning petition of property on Howard Road to be rezoned from R-2 to R-4 for a mobile home park on Howard Road. This is property which he has owned for a long period of time and the original zoning was R-A. The request would be for 60 mobiles.

Correspondence from Valerie Schefferr of 3536 Howard Rd. in opposition was read.

Mr. Dennies also noted that the map which was submitted was not the exact parcel that he wanted rezoned. He is to bring in another copy of the corrected map and legal description.

Mr. Cary noted that the Master plan has designated that there is ample mobile home development. It would appear that the land can be best used for single family homes. At the present time, there is no good reason to change the zoning.

Mr. Koenig pointed out that the area is densely populated and would be difficult to increase additional traffic on Howard Road especially in the light of the problems they are currently facing. This is not the best use of the land to have another mobile home park area.

Mr. George McKnight stated that at the present time there are 440 mobile units in Brook Gardens, 200 some in Waterfalls and 274 in Eaglecrest or approximately 975 mobile units total in all 3 developments. There is also a portion of R-4 land near the Norfolk and Southern railroad which is suitable for mobiles with the possibility of another 1000 in that portion.

Mr. Dennis Witt of Ironwood stated that there are traffic problems now on Howard Road. In the spring, we are supposed to get a traffic signal as it is very difficult trying to turn on to Camp Road especially at 8:00 a.m. Also, there are no mobile homes in Orchard Park. There isn't any other community that has as many as Hamburg. What about police and fire protection, as there is an increase of services. Roundtree Village in the past year has increased tremendously by 30 to 40 homes. I feel there should be more development in R-2 and R-1 districts.

Chairman Crandall asked Mr. Dennies if he wouldn't like to pursue the idea of development for single family units as there really isn't sufficient reason to change the zoning in view of so many mobiles in the area presently.

Mrs. Denise Cirrincione of 3445 Howard Rd. stated she is opposed to another mobile home park. We would like to see the area upgraded to improve the quality of the neighborhood. I am proud of where I live. To increase the mobile units gives a bad reputation to the Town and I am opposed to any more mobile home parks.

A resident of Cumberland stated that she was opposed as this will have a negative impact on our current property value. I would not want to see us become the mobile home capital of Western New York.

Mrs. Hollenbeck of Howard Road spoke in opposition.

Mrs. Jane Kubik of 3441 Howard spoke in opposition.

Mrs. Pam Sikorski of Howard Road spoke in opposition because of traffic.

FRANK C. DENNIES REZONING PETITION (CONTINUED)

Karen Warner of Heatherwood asked why there couldn't be single family homes in that area.

Mr. Kurt Hollenbeck of Howard Road stated concerns on drainage and water run-off.

Paul Schwab of 3615 Heatherwood spoke in opposition to the proposal.

Mr. Mike Eberhardt noted that the mobile home park would stick out as the terrain is very flat and there are no trees.

The Planning Board made the following negative recommendation:

Motion was made by Mr. Gaughan, seconded by Mr. Koenig to submit a negative recommendation for the following reasons:

1. We have a sufficient number of mobile homes at the present time and there is sufficient R-4 land for the continuation of homes in the Town.
2. The proposal is not in conformance with the Master plan. R-4 zoning would not be consistent with the M-plan. The land is suitable for R-1 and R-2 units for single family or double family dwellings.
3. The proposal is not consistent with the surrounding geography.
4. The proposed rezoning would add more congestion to Howard Road as far as traffic is concerned. Carried.

H&H WOOD MANUFACTURING - 5600 CAMP ROAD. PROPOSED ADDITION - 7031 S.F.

A representative of Trautman Assoc. appeared before the Planning Board on an addition to the H&H Wood Mfg. Co. located at 5600 Camp Road. A use variance was granted for this firm at the last Zoning Board meeting. The addition will be used for the cutting lines and the cutting of the stringers. The balance of the building will be used for the assembling of pallets. Another portion will be used to store uncut boards. All deliveries will be made at the back.

Mr. McKnight stated that he has discussed the proposal with Dan Gorman Attorney on expansion of a legal non-conforming use and the question was raised as to whether an appearance was required again at the Zoning Board. It was his legal opinion that this would not be necessary. Also a concern was raised as to trucks making deliveries that they would not hang out on to Camp Road. A 12' garage door will be constructed thus alleviating this possibility.

Motion was made by Mr. Valgora, seconded by Mr. Cary to approve the expansion of the building by 7031 s.f. Carried. (Mr. Strnad abstained).

3-16-88

KEN NIGRO REZONING PETITION FROM C-2 TO R-3 MULTI FAMILY BIG TREE ROAD

Mr. Ken Nigro appeared before the Planning Board on his rezoning petition to convert the warehouse on Big Tree back to apartments. In June 1986, the site was approved for warehouse. Now Mr. Nigro would like to change it to R-3 multi-family. Board members noted that if the complex is turned to residential, the warehousing and other commercial uses would have to be discontinued. There must also be some type of legal agreement drawn whereby the tenants would be removed when their leases expired.

Motion was made by Mr. Valgora, seconded by Mr. Gaughan to TABLE this rezoning application until the applicant is sure as to what type of zoning he actually wants. Carried.

RADIATION-ONCOLOGY MEDICAL CENTER - COMMERCE PARK - CAMP ROAD

Mr. John Kloch, engineer for Drs. Shanbahg and Penahan appeared before the Planning Board with a proposal for a medical office to be located in Commerce Park. This facility will be the second of its type; the first one located in Amherst. The proposed structure will facilitate the Southtowns area and the clients that are located here. The facility will be used for the treatment of cancer patients. There is a sophisticated x-ray machine but there is no type of radiation concern. The machine is activated electronically and there are protective devices that shut the machine off when necessary. The one story structure will consist of 2 radiation treatment units and a simulator unit. The lower structure will consist of examing rooms and clerical offices. Approximately 22 employees man the facility on a daily basis with hours from 7:30 a.m. to 5:30 p.m.

Comments were presented from the Planning and Engineering offices:

PLANNING--This is a proposed medical facility to be located adjacent to the Red Roof Inn in the Commerce Park Commercial subdivision. The zoning is C-1 (local retail business) and this is a permitted use.

1. Twenty parking spaces are shown. The ordinance required eight spaces per doctor.
2. Four parking spaces are too close to the edge of the right-of-way. Will need approval by the Zoning Board of Appeals.
3. The driveways will have to be approved by the Town Highway Supt.
4. If the parking lot is to be lit, the light standards should be located.
5. The Conservation Advisory Board has to review the environmental assessment.
6. Would like landscaping in addition to grass.
7. Does the double line around the parking lot indicated a curb? Either curbs or bumper blocks are required.
8. Bushes or a stockade fence should be provided for the dumpster pad.

ENGINEERING DEPARTMENT

The developer has not installed street lights. I made numerous attempts to get them installed by M. J. Peterson with such a lack of success that I turned the problem over to the Town Attorney Peterson. I never had a response from her on this issue.

The present sanitary sewer system includes a "temporary" pump station which

3-16-88RADIATION-ONCOLOGY FACILITY COMMERCE PARK (CONTINUED)

pumps into a small forcemain which ends at a manhole in front of Leisureland. The developer will have to provide engineering data to the town to show that the pump station is capable of handling the added flow. Comments are on Sheets S-3 dated 11 March and received in the office the same day.

I have already discussed the temporary pump station.

The sanitary sewer lateral should be located outside the paved area. The vent should not be in the paved area and you should show location of cleanouts.

Relocate the waterline to get it out from under the paved area.

A connection to a town storm sewer requires a manhole or a catchbasin. The roof drain downspout connection should beat the catch basin. Finish grades are required on the paved area and elsewhere on the site. We suggest one driveway unless there are compelling reasons for two of them. We suspect trucks staying at Red Roof will find the driveways. I have already spoken about the street lights. We recommend no approval of this site plan until the street lights are installed or until an ironclad contract to install them exists. Where the drive or drives crosses our county gutter we suggest removal of the existing gutter and replacement with a flatter one. We need details of pavement section and curbs. Please retain original copy with markings to be returned with next review.

JACK GILBERT, TOWN ENGINEER.

Mr. Kloch will return in two weeks with revisions. Approval can be given contingent upon the street lighting issue.

MAXXAM PROPERTIES REZONING PETITION FROM M-1 TO C-2 - ABBOTT & LAKE AVENUE

Ms. Pam Silvestri appeared before the Planning Board with a rezoning petition for Maxxam Properties of the former Twin Fair Plaza located at Abbott & Lake. The proposal is to change the zoning from M-1 to C-2 General Commercial to accommodate a splat ball club that is currently using the facility. It was explained that splat ball is a game of tag using ping balls. The requirements are that you must be 18 or older to participate and there is only one doorway. A driver's license is required for identification or a college I.D. Children are not allowed to participate in this type of activity and the building is separated from Sacred Heart by a gully that is 15' in length and 6' in width. It was explained that the property would be more marketable with a C-2 zoning as opposed to the M-1.

Motion was made by Mr. Gaughan, seconded by Mr. Valgora to forward a favorable recommendation for the rezoning reasons:

1. The proposal asks for a C-2 zoning which is going back to the original zoning.
2. This is an entranceway to the Town and would be more marketable as a commercial venture.
3. The proposal would allow the development of a potential plaza building for commercial uses and is less of a restrictive zoning.
4. The zoning from C-2 to M-1 was predicated on another developer's use which did not materialize. Carried.

3-16-88

MR. ZIMMER - BIG TREE SUBDIVISION - BIG TREE ROAD (R-3)

Mr. Zimmer appeared before the Planning Board with a preliminary plat containing approximately 35 lots on Big Tree Rd. near the Wynthrebrook Apts. Comments were received as follows:

PLANNING -

The lots are all in excess of the minimum requirements. The area is zoned R-3 which allows for multiple dwelling units. There is too great a difference in the variation of the sizes of the lots. Richcrest Drive is not a publicly dedicated street. Will have to become so for the subdivision to proceed.

ENGINEERING -

Richcrest is a private road serving Wynthrebrook Apts. It is owned jointly by the two owners. If these owners petition the town to accept this private road the Town Engineer and the Town Highway Supt. would inspect the road and prepare a list of improvements required for town acceptance. These improvements should be shown on the subject plans. Consider reducing the depth of S.L. 17 to 21 by adding depth to lots on Big Tree Rd. & Richcrest. State approval is required for improvements on Big Tree Road. The design engineer should contact this office for specs on storm and sanitary sewers, pavement and curbing, water and street lighting design. The ' in Mary's will cause confusion from day one. We will have to check with Fire Control to see if Mary is a duplication of an existing name. JACK GILBERT. Applicant was also asked to file an EAF on the subdivision.

Plan is also to be submitted to Richard Smith of Highway with respect to the drainage on Big Tree Road.

Applicant to revise drawing for March 30th meeting.

REQUEST FOR REZONING OF PARCEL ON MC KINLEY PARKWAY FOR CAR WASH.

A letter from Jay Pohlman was read for a rezoning of a parcel on McKinley Parkway near Brompton for a car wash. Planning Board feeling on this matter is that a car wash is not an appropriate business on that particular lot. Bd. mbrs. want to protect the integrity of the residential area on Brompton Parkway and Allendale and don't want to see any more commercial on that side of McKinley. Applicant to be advised of same.

WATERFRONT ADVISORY COMMITTEE

A letter was read on the proposed Waterfront Advisory Committee which is being formulated by County Executive Gorski. Planning Board members feel concept is good. However, they would like to see more representation from Hamburg as we have a few miles of waterfront in our community. Letter to be sent to Supervisor reflecting same.

WEST HERR FORD TRUCK CENTER CAMP ROAD.

Variance was granted for the West-Herr Truck Center on Camp Road. A 25' variance on off street parking was granted.

3-16-88

WEST-HERR FORD (CONTINUED)

Motion was made by Mr. Koenig, seconded by Mr. Gaughan to approve the site plan for the Chairman's signature. Carried.

Motion to adjourn was made by Mr. Carnevale, seconded by Mr. Gaughan. Carried. Meeting adjourned at 11:45 p.m.

RESPECTFULLY SUBMITTED,

ELGIN CARY, SECRETARY  
PLANNING BOARD

NEXT MEETING:

MARCH 30, 1988  
7:30 P.M.

PRE-FILE RESOLUTION

CAVALCOLI

RESOLVED, that Proposed Local Law #1 of 1988 concerning the rezoning of property on the east side of Shoreham Drive, and changing the zoning from R-2 (Single family--attached residence District) to R-1 (Single Family Residence District), be removed from the table.

# 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

March 22, 1988

## PRE-FILE RESOLUTION CAVALCOLI

WHEREAS, the petition of the Town of Hamburg Planning Board for the rezoning of property on the east side of Shoreham Drive from R-2 to R-1 should be approved because:

1. The zoning on both sides of Shoreham Drive would be the same and have the same lot requirements.
2. The rezoning would bring the lot requirement in better conformance with existing development on the street.
3. The rezoning request is in conformance with the Town of Hamburg 2010 Master Plan.

NOW THEREFORE, BE IT RESOLVED, that the zoning code of the Town of Hamburg be amended as follows:

To amend Local Law #10 of the year 1986 (Chapter 29) of the Code of the Town of Hamburg entitled "Zoning" and to provide for a change in the boundaries of the Zoning Map whereby the zoning is changed from R-2 (Single-family attached Residence) District to R-1 (Single family residence) District described as follows:

ALL THAT TRACT or parcel of land, situate in the Town of Hamburg, County of Erie and State of New York, being part of Lot No. 45, Township 9, and Range 8 of the Holland Land Company's Survey, and according to a map filed in the Erie County Clerk's Office under Cover No. 1477, Pinehurst Subdivision and Golf Course, being more particularly bounded and described as follows:

Being all of the east side of Shoreham Drive between Old Lake Shore Road and Lake Shore Road made up of sublots 15 through 24 inclusive, the abandoned portion of Elmhurst Road between sublots 24 and 147, sublots 128 through 147 inclusive, sublots 770, 771 and 39A, and sublots 392 through 423 inclusive.

# TOWN OF HAMBURG

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



Supervisor  
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Councilmen  
D. MARK CAVALCOLI  
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March 17, 1988

TO: THE TOWN BOARD

SUBJECT: Rezoning application of MAXXAM Properties  
on the former Twin Fair Plaza - Abbott & Lake  
from M-1 to C-2, Gen. Comm.

At the Planning Board meeting held on March 16, 1988 the following favorable recommendation was made on the Maxxam Properties - Abbott & Lake.

Motion was made by Mr. Gaughan, seconded by Mr. Valgora to recommend a zoning change from M-1 to C-2, General Commercial, for following reasons:

1. The proposal asks for a C-2 zoning which is going back to the original zoning.
2. This is an entranceway to the Town and would be more marketable as a commercial venture.
3. The proposal would allow the development of a potential plaza building for commercial uses and is less of a restrictive zoning.
4. The zoning from C-2 to M-1 was predicated on another developer's use which did not materialize. Carried.

Sincerely,

TOWN OF HAMBURG PLANNING BOARD

*Richard Crandall*  
Richard Crandall, Chairman

sd  
Apr. 11  
7:15 p.m.

In the matter of the Application

- of -

Maxxam Properties, Inc.  
10880 Wilshire Boulevard  
Los Angeles, California 90024  
petitioner (s)

For Amendment of Ordinance

To the Honorable Town Board of the Town of Hamburg, New York

The Petition of Maxxam Properties, Inc. and Saperston & Day, P.C.  
as representative and agent

of the City of Buffalo in the County of Erie and  
State of New York, respectfully shows:

That your petitioner(s) is/are the owner(s) of certain premises situated in the Town of Hamburg, County of Erie and State of New York, and more particularly described as follows: (use additional sheet if necessary) include name of nearest cross street and distance to it. 2727 Abbott Road, Hamburg, New York

14075 (formerly the Twin Fair Building)

Zoning change from M to C2

RECORD TITLE OWNER AND ADDRESS: Maxxam Properties Inc.

10880 Wilshire Boulevard, Los Angeles, CA 90024

PETITIONER'S INTEREST IN LAND TITLE: owner

That your petitioner(s) desire(s) that the said premises or so much thereof as the Town Board shall approve, be zoned for the following uses, for the following reasons: to conform

with general commercial zoning C-2

That your petitioner(s), enclose(s) herewith, the sum of \$75.00 to pay the cost of publishing a notice of a public hearing which your petitioner(s) request(s) be called by your Honorable Body pursuant to the provisions of the said Zoning Ordinance.

That no previous application has been made for the relief herein sought except: N/A

Dated this 11th day of March 19 88

MAR 11 2 42 PM '88

FILED IN THE  
TOWN CLERK'S OFFICE  
HAMBURG, N.Y.

Saperston & Day, P.C.

by Thomas C. Bailey  
Owners' Signature

Rezoning Application (continued)

STATE OF NEW YORK )  
COUNTY OF ERIE )  
TOWN OF HAMBURG )

I, THOMAS C. BAILEY

being duly sworn say that he or she has/have read the foregoing petition and knows the contents thereof, that the same is true to the knowledge of deponent, except as to matters herein stated to be alleged on information and belief, and that as to those matters he believes it to be true.

Thomas C. Bailey  
\_\_\_\_\_  
\_\_\_\_\_

Subscribed and sworn to before me this 11 day of March 1988.

Pamela S. DiSilvestri  
Notary Public, in and for ~~Delaware~~ County  
Commission expires \_\_\_\_\_

PAMELA S. DISILVESTRI  
Commissioner of Deeds  
In and for the City of Buffalo, N.Y.  
My Commission Expires Dec. 31, 1988

B D Form No. 19

Telephone No. of Representative -Agent Saperston & Day, P.C.  
716-856-5400 1100 Goldome Center  
Buffalo, New York 14203

NOTE: Failure to submit and/or complete any part of this application may result in delay.

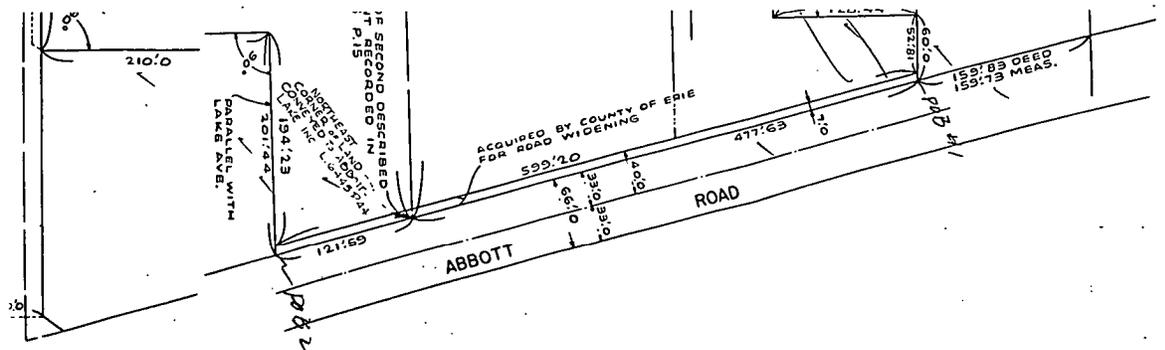


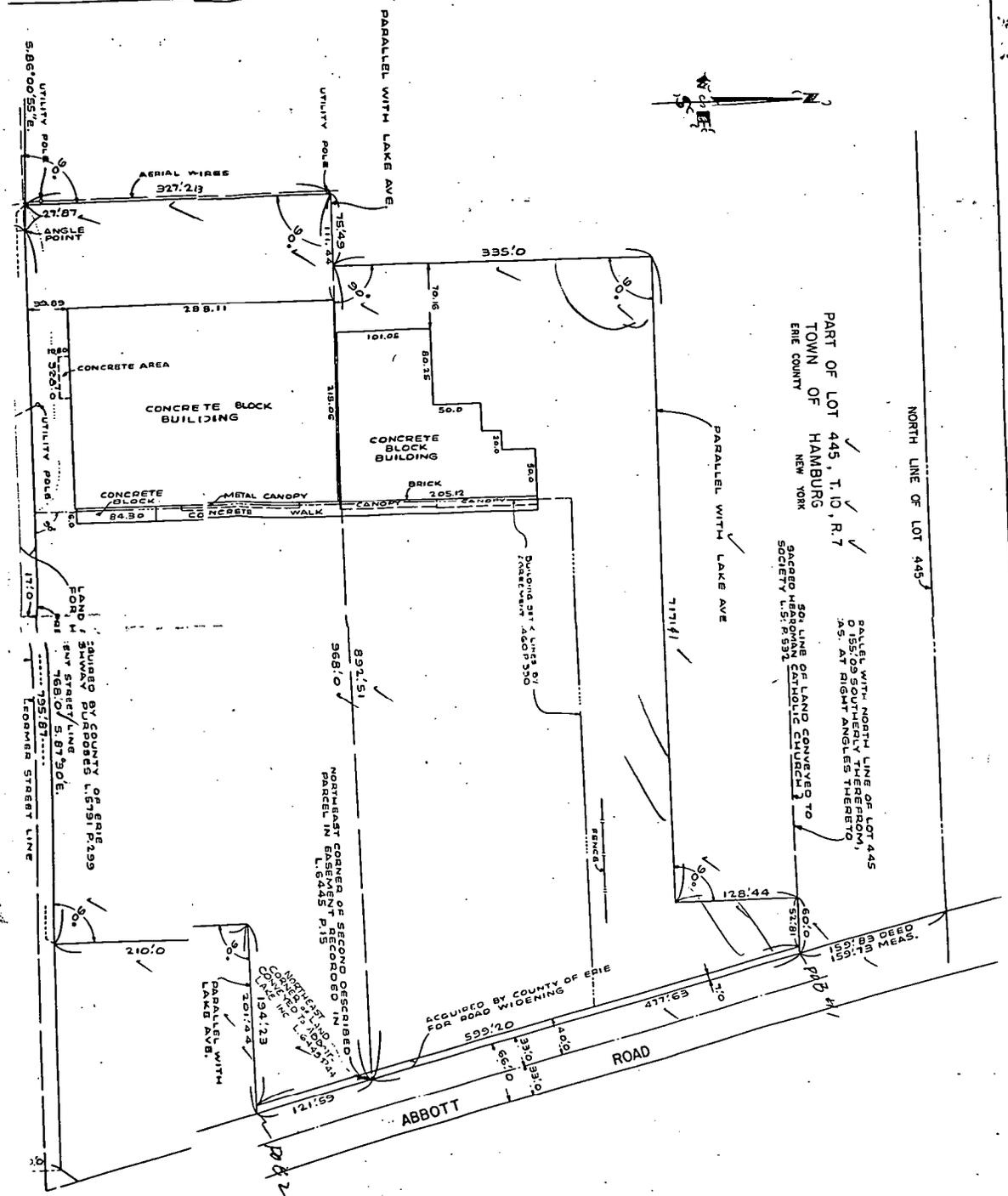
INCLUDING ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Hamburg, County of Erie and State of New York, being part of Lot No. 445, of the Jones and Cook Survey, as follows:

BEGINNING at a point in the southwesterly line of Abbott Road as a 66 foot road distant 758.95 feet southwesterly from its intersection with the northerly line of Lot No. 445; thence northwesterly along the southwesterly line of Abbott Road 121.59 feet to a point; thence westerly parallel to the northerly line of Lake Avenue 968 feet to a point; thence southerly at right angles to the northerly line of Lake Avenue 327.28 feet to the northerly line of Lake Avenue; thence easterly along the northerly line of Lake Avenue 795.87 feet to a point; thence northerly at right angles 210 feet to a point; thence easterly along a line parallel to the northerly line of Lake Avenue 201.44 feet to the point or place of beginning.

MISSING CONDEMNATION NO. ECHD

FORMER STREET LINE





# 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

March 18, 1988

TO: Jack Quinn Supervisor  
Town of Hamburg

SUBJECT: Buffalo & Erie County Waterfront Commission

We have reviewed the County Executive's proposal on the Buffalo & Erie County Waterfront Commission and support it in concept.

However, we are concerned about the representation of the Town of Hamburg as far as voting membership is concerned. We have a number of miles of shoreline within our community and feel there should be greater representation from this area. We feel the number should be increased.

Sincerely,

TOWN OF HAMBURG PLANNING BOARD

Richard Crandall, Chairman

# TOWN OF HAMBURG

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



Supervisor  
JACK QUINN, JR.

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Receiver of Taxes  
ROBERT A. MARS

March 16, 1988

MEMO TO: PLANNING BOARD

FROM: PLANNING DEPT.

SUBJECT: West-Herr Ford Truck Ctr Site Plan

The Planning Board previously approved a site plan for the use of the former Town & Country Furniture Store as a truck repair facility with 35' setback. West-Herr subsequently appealed to the ZBA for permission to park 10 feet from the edge of the right-of-way. This various request was granted.

The Planning Board must now take action on a revised site plan showing a 10 foot parking setback.

# TOWN OF HAMBURG

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



Supervisor  
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GEORGE DANYLUK

Supt. of Highways  
RICHARD A. SMITH

Receiver of Taxes  
ROBERT A. MARS

March 3, 1988

## SUBDIVISION PROBLEM

Old existing subdivision on existing roads.

1. Drainage - especially in street right-of-way.
2. Substandard lots that no longer meet minimum zoning requirements. The developer pieces lots together which is a serious problem for our mapping and records keeping.

Can we do this?

## DRAINAGE PROBLEM

Pass legislation requiring a drainage plan be approved by the Engineering Department before a building permit can be issued.

## EXISTING SUBSTANDARD LOTS

Where a filed subdivision is more than (10-15-20?) years old and is (mostly) undeveloped, that it must be resubdivided in conformance with existing minimum zoning requirements before a building permit can be issued.

If either or both of these solutions are viable, do we draft-resolution-local law or what to accomplish this.

# TOWN OF HAMBURG

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



Supervisor  
JACK QUINN, JR.

Councilmen  
D. MARK CAVALCOLI  
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Town Attorney  
VINCENT J. SORRENTINO

Town Clerk  
GEORGE DANYLUK

Supt. of Highways  
RICHARD A. SMITH

Receiver of Taxes  
ROBERT A. MARS

March 16, 1988

MEMO TO: PLANNING BOARD

FROM: Planning Department

SUBJECT: Radiation Oncology Site Plan

This is a proposed medical facility to be located adjacent to the Red Roof Inn in the Commerce Park Commercial Subdivision. The zoning is C-1 (local retail business) and this is a permitted use.

1. Twenty parking spaces are shown. The ordinance required eight spaces per doctor.
2. Four parking spaces are too close to the edge of the right-of-way. Will need approval by the Zoning Board of Appeals.
3. The driveways will have to be approved by the Town Highway Supt.
4. If the parking lot is to be lit, the light standards should be located.
5. The Conservation Advisory Board has to review the environmental assessment.
6. Would like landscaping in addition to grass.
7. Does the double line around the parking lot indicate a curb? Either curbs or bumper blocks are required.
8. Bushes or a stockade fence should be provided for the dumpster pad.

# 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 : Town Planning Board  
FROM: Town Engineer Gilbert  
DATE: 3-16-88  
SUBJ: SITE PLAN REVIEW  
RADIATION ONCOLOGY GROUP SOUTH P.C.

Before I comment on the site plan there are two issues in this subdivision which I call to your attention.

-The developer has not installed street lights. I made numerous attempts to get them installed by M. J. Peterson with such a lack of success that I turned the problem over to the Town Attorney Peterson. I never had a response from her on this issue.

-The present sanitary sewer system includes a "temporary" pump station which pumps into a small forcemain which ends at a manhole in front of Leisureland. The developer will have to provide engineering data to the town to show that the pump station is capable of handling the added flow.

Our comments are on sheets S-3 dated 11 March 1988 and received in our office on the same day.

-I have already discussed the temporary pump station.

-The sanitary sewer lateral should be located outside the paved area. The vent should not be in the paved area and you should show location of cleanouts.

-Relocate the waterline to get it out from under the paved area.

- A connection to a town storm sewer requires a manhole or a catchbasin.
- The roof drain downspout connection should beat the catch basin.
- Finish grades are required on the paved area and elsewhere on the site.
- We suggest one driveway unless there are compelling reasons for two of them. We suspect trucks staying at Red Roof Inn will find the driveways.
- I have already spoken about the street lights. We recommend no approval of this site plan until the street lights are installed or until an ironclad contract to install them exists.
- Where the drive or drives crosses our county gutter we suggest removal of the existing gutter and replacement with a flatter one.
- We need details of pavement section and curbs.
- If we do not receive the red marked copy of the plans in our office the review process will stop.

  
John J. Gilbert, Jr.

JJG,Jr./jnl

cc: J. Lauchert  
R. Lardo

# TOWN OF HAMBURG

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



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RICHARD A. SMITH

Receiver of Taxes  
ROBERT A. MARS

March 17, 1988

TO: BUILDING INSPECTION DEPT.

SUBJECT: Special Use Permit for Satellite Dish Antenna  
for Mr. Charles Erickson -S-5842 Southwestern Blvd.

Please be advised that the satellite dish antenna for Mr. Erickson of  
S-5842 Southwestern Blvd. was approved at the Planning Board meeting  
held on March 16, 1988.

Sincerely,

TOWN OF HAMBURG PLANNING BOARD

*Richard Crandall*  
Richard Crandall, Chairman  
*per ttd*

PLANNING BOARD MINUTES

3-16-88

Secretary Cary read the following Legal Notice for the Satellite Dish antenna:

**LEGAL NOTICE  
TOWN OF HAMBURG  
PLANNING BOARD**

Pursuant to Section 29-196.3 of the Zoning Ordinance, notice is hereby given that the Planning Board will hold a Public Hearing on March 16, 1988 at 8:30 p.m. to consider the following:

Charles Erickson for Satellite Dish Antenna on Part of Lot 33, T-9, R-8 located at S-5842 Southwestern Blvd. Public Hearing will be held in the Planning Board room in Hamburg Town Hall, S-6100 South Park Avenue.

DATED: March 7, 1988

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

3-10 **ELGIN CARY, SECRETARY**



# 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



FILED IN THE OFFICE  
TOWN CLERK'S OFFICE  
HAMBURG, N.Y.  
MAR 17 11 30 AM '88  
TOWN CLERK

Town Attorney  
VINCENT J. SORRENTINO  
Town Clerk  
GEORGE DANYLUK  
Supt. of Highways  
RICHARD A. SMITH  
Receiver of Taxes  
ROBERT A. MARS

March 17, 1988

TO: THE HAMBURG TOWN BOARD

SUBJECT: Rezoning Petition of Anna Pumphrey  
4.6 acres Lakeview Rd. and 1 mile south of  
Versailles Rd. From R-A to R-2.

At the Planning Board meeting held on March 16th, the following favorable recommendation was made on the above-mentioned parcel of property.

Motion was made by Mr. Gaughan, seconded by Mr. Carnevale look favorably on the rezoning petition of Mrs. Pumphrey for the following reasons:

1. The request of 4.6 acres only constitutes approximately 5% of the total planned subdivision and land adjacent to it.
2. It is contiguous to previously rezoned R-2 land.
3. The proposal could alleviate water problems on the rezoned property and adjoining R-2 land. Carried.

Sincerely,

TOWN OF HAMBURG PLANNING BOARD

*Richard Crandall* per   
Richard Crandall, Chairman

In the matter of the Application

- of -

ANNA PUMPHREY  
8 EASTWOOD DRIVE  
WEST SENECA, NEW YORK 14224  
petitioner (s)

For Amendment of Ordinance

To the Honorable Town Board of the Town of Hamburg, New York

The Petition of AP ANNA PUMPHREY  
8 EASTWOOD DRIVE WEST SENECA, N. Y.

of the \_\_\_\_\_ in the County of Erie and  
State of New York, respectfully shows:

That your petitioner(s) is/are the owner(s) of certain premises situated in the Town of Hamburg, County of Erie and State of New York, and more particularly described as follows: (use additional sheet if necessary) include name of nearest cross street and distance to it. Lake View Rd. approx

1 mile south - on Seneca Hill Rd

Zoning change from Farm R-A to R-2

RECORD TITLE OWNER AND ADDRESS: Anna Pumphrey

8 Eastwood Dr. West Seneca, NY 14224

PETITIONER'S INTEREST IN LAND TITLE: owner

That your petitioner(s) desire(s) that the said premises or so much thereof as the Town Board shall approve, be zoned for the following uses, for the following reasons: To conform

with the land south of this plot which is  
approx. 70 acres.

That your petitioner(s), enclose(s) herewith, the sum of \$ 75.00 to pay the cost of publishing a notice of a public hearing which your petitioner(s) request(s) be called by your Honorable Body pursuant to the provisions of the said Zoning Ordinance.

That no previous application has been made for the relief herein sought except: \_\_\_\_\_

Dated this 4TH day of MARCH 1988

Anna Pumphrey  
8 Eastwood Dr  
West Seneca, NY 14224  
Owners signature

Rezoning Application (continued)

STATE OF NEW YORK )  
COUNTY OF ERIE )  
TOWN OF HAMBURG )

I, Anna Humphrey

being duly sworn say that he or she has/have read the foregoing petition and knows the contents thereof, that the same is true to the knowledge of deponent, except as to matters herein stated to be alleged on information and belief, and that as to those matters he believes it to be true.

Anna Humphrey  
8 Eastwood Dr.  
West Seneca, NY 14224

Subscribed and sworn to before  
me this 4th day of March 19 88.

Thomas Ann O'Leary  
Notary Public, in and for Erie County  
Commission expires 8-31-88

B D Form No. 19

8-31-88

Telephone No. of Representative 674-1439

NOTE: Failure to submit and/or complete any part of this application may result in delay.

# This Indenture,

Made the 10<sup>th</sup> day of December, Nineteen Hundred and Eighty-Seven

Between

HOLLIS S. LOMBARD  
28383 Coco Palm Drive  
Punta Gorda, Florida 33982

Grantor(s), and

ANNA PUMPHREY  
8 Eastwood Road  
West Seneca, New York 14224

Grantee(s).

Witnesseth,

that the said Grantor(s), in consideration of ONE AND MORE Dollars (\$ 1.00 and more

lawful money of the United States, paid by the Grantee(s), do es hereby grant and release unto the Grantee(s), her heirs and assigns forever.

All that Tract or Parcel of Land, situate in the Town of Hamburg, County of Erie and State of New York, being part of Lot No. 42, Township 9, Range 8 of the Holland Land Company's Survey, described as follows:

Beginning at a point in the center line of Versailles Road (having a width of forty-nine and five tenths (49.5) feet distant four hundred (400) feet southwest of the intersection of the said center line of Versailles Road with the north line of lands conveyed to Everett H. Potter by deed from Herbert V. Potter dated November 27, 1951 and recorded in Erie County Clerk's Office on November 28, 1951 in Liber 5033 of Deeds, Page 117, as measured along the said center line of Versailles Road; thence easterly on a line parallel with the north line of lands conveyed to said Everett H. Potter by aforementioned deed one thousand two hundred four and four tenths (1204.4) feet to the east line of lands conveyed to said Everett H. Potter by said deed; thence southerly along the east line of lands conveyed to said Everett H. Potter by said deed one hundred sixty and two tenths (160.2) feet; thence westerly on a line parallel with the first described line one thousand three hundred twenty-four and twelve hundredths (1324.12) feet to the center line of said Versailles Road; thence northeasterly along the center line of Versailles Road two hundred (200) feet to the point of beginning.

RECEIVED  
\$ 1.00  
REAL ESTATE  
DEC 15 1987  
TRANSFER TAX  
ERIE  
17002 COUNTY PC



# TOWN OF HAMBURG

S-6100 SOUTH PARK AVENUE • HAMBURG, NEW YORK 14075 • (716) 649-6114



Supervisor  
JACK QUINN, JR.

Councilmen  
D. MARK CAVALCOLI  
JAMES F. CONNOLLY  
DANIEL J. HENRY  
PATRICK H. HOAK

TOWN FILED IN THE OFFICE  
MAR 17 12 08 PM '88

TOWN CLERK \_\_\_\_\_

Town Attorney  
VINCENT J. SORRENTINO  
Town Clerk  
GEORGE DANYLUK  
Supt. of Highways  
RICHARD A. SMITH  
Receiver of Taxes  
ROBERT A. MARS

March 17, 1988

TO: THE TOWN BOARD

SUBJECT: Rezoning Petition E.F. Burke Realty  
South side of Amsdell Rd. 2950 Feet  
& west of Southwestern Blvd. From R-A to R-1

At the Planning Board meeting held on March 16th, the following favorable recommendation was made for approximately 60.53 acres of land on Amsdell and Southwestern from R-A to R-1.

Motion was made by Mr. Valgora, seconded by Mr. Strnad to recommend rezoning of Amsdell Park from R-A to R-1 for the following reasons:

1. The request is for R-1 zoning and is considered the highest level of development for the land.
2. The infrastructure for water and sewer appear to be in place.
3. The adjoining wet lands would be dedicated to the Town and is equal to the property that is being considered as R-1.
4. This is in conformance and keeping with the open space concept, as 29.26 acres will be dedicated to the Town of Hamburg.
5. The parcel is contiguous to R-1 zoning. Carried.

Sincerely,

TOWN OF HAMBURG PLANNING BOARD

*Richard Crandall*  
Richard Crandall, Chairman

In the matter of the Application

- of -

E. F. BURKE REALTY  
& CONSTRUCTION

\_\_\_\_\_ petitioner (s)

For Amendment of Ordinance

To the Honorable Town Board of the Town of Hamburg, New York

The Petition of E. F. BURKE REALTY & CONSTRUCTION

of the TOWN OF ORCHARD PARK in the County of Erie and  
State of New York, respectfully shows:

That your petitioner(s) is/are the owner(s) of certain premises situated in the Town of Hamburg, County of Erie and State of New York, and more particularly described as follows: (use additional sheet if necessary) include name of nearest cross street and distance to it. SOUTH SIDE OF AMSDELL ROAD

2950 FEET ± WEST OF SOUTHWESTERN BOULEVARD

Zoning change from AGRICULTURAL to R - 1

RECORD TITLE OWNER AND ADDRESS: E. F. BURKE REALTY & CONSTRUCTION,

CASE LAKE AVE., ORCHARD PARK, N.Y. 14127

PETITIONER'S INTEREST IN LAND TITLE: OWNER

That your petitioner(s) desire(s) that the said premises or so much thereof as the Town Board shall approve, be zoned for the following uses, for the following reasons: SINGLE FAMILY

SUBDIVISION

That your petitioner(s), enclose(s) herewith, the sum of \$ 75.00 to pay the cost of publishing a notice of a public hearing which your petitioner(s) request(s) be called by your Honorable Body pursuant to the provisions of the said Zoning Ordinance.

That no previous application has been made for the relief herein sought except: \_\_\_\_\_

Dated this 17th day of May 19 88.

MAR 1 3 31 PM '88

FILED IN THE  
TOWN CLERK'S OFFICE  
HAMBURG, N.Y.

[Signature]

Owners signature

Rezoning Application (continued)

STATE OF NEW YORK )  
COUNTY OF ERIE )  
TOWN OF HAMBURG )

I, PATRICK E. BURKE

being duly sworn say that he or she has/have read the foregoing petition and knows the contents thereof, that the same is true to the knowledge of deponent, except as to matters herein stated to be alleged on information and belief, and that as to those matters he believes it to be true.

[Signature]

Subscribed and sworn to before

me this 15<sup>th</sup> day of MARCH 19 88.

[Signature]  
Notary Public, in and for Erie County  
Commission expires \_\_\_\_\_

JOHN F. ASZKLER  
Notary Public, State of New York  
Qualified in Erie County  
My Commission Expires October 31, 19 88

B D Form No. 19

Telephone No. of Representative 615-3000

NOTE: Failure to submit and/or complete any part of this application may result in delay.

TOWN OF HAMBURG  
MAR 15 3 31 PM '88  
FILED IN THE  
TOWN CLERK'S OFFICE  
HAMBURG, N.Y.

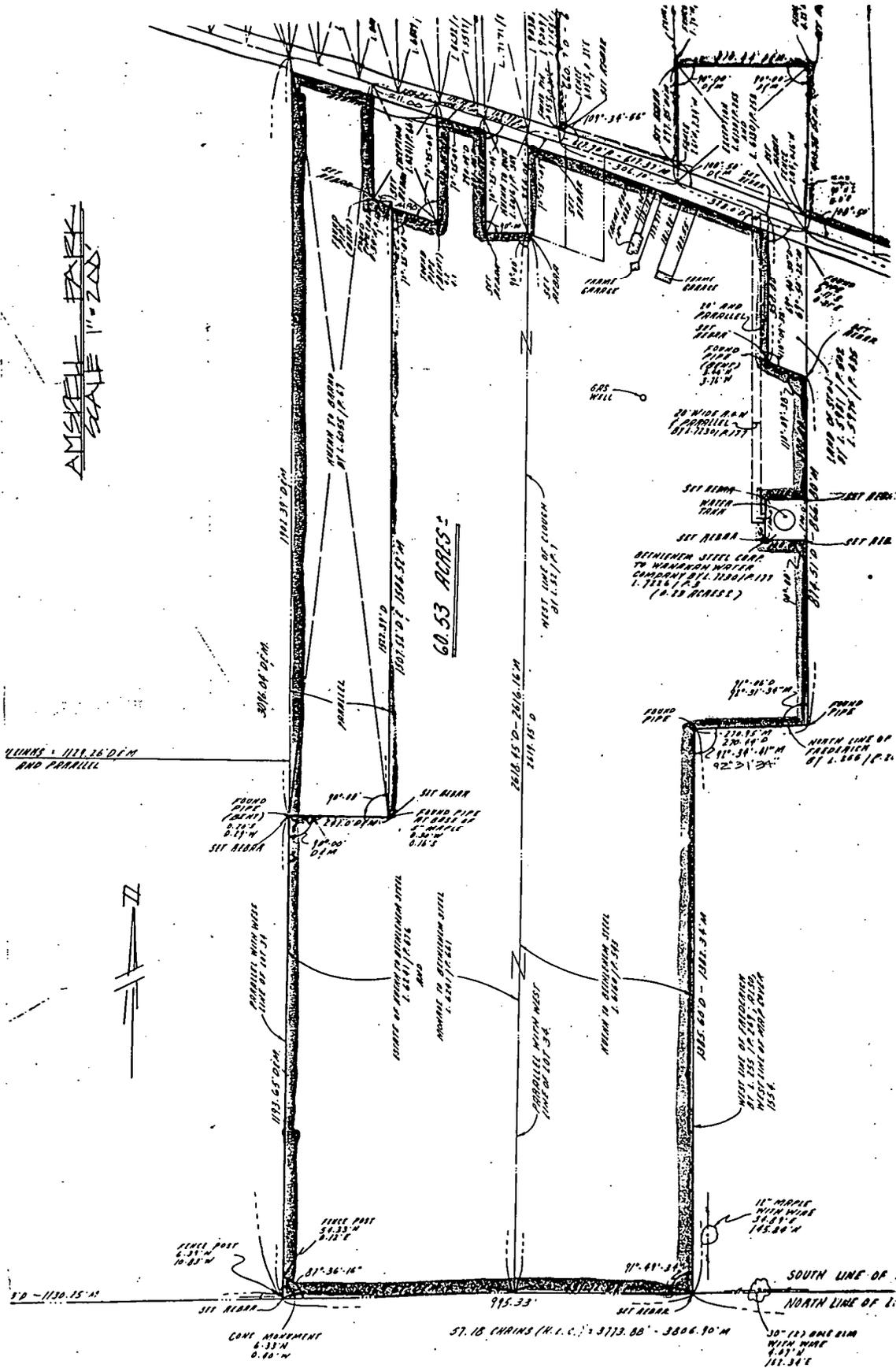
870670  
March 1, 1988

LEGAL DESCRIPTION  
AMSDELL ROAD  
AMSDELL PARK  
REZONING FROM R-A TO R-1

All that tract or parcel of land situated in the Town of Hamburg, County of Erie and State of New York, being part of Lot 34, Township 9, Range 8 and being more particularly described as follows;

Beginning at a point along the south line of Lot 34 one thousand one hundred thirty and twenty-five hundredths feet (1130.25') east of the southwest corner of Lot 34; thence north and parallel to the west line of said lot a distance of three thousand ninety-six and four hundredths feet (3096.04') to a point in the centerline of Amsdell Road, being a sixty-six and no hundredths feet (66.00') wide right-of-way; thence easterly along said centerline a distance of two hundred eleven and no hundredths feet (211.00') to a point; thence southerly on a line parallel to the west line of Lot 34 a distance of three hundred ten and fourteen hundredths feet (310.14') to a point; thence easterly and at right angles a distance of forty-one and ninety hundredths feet (41.90') to a point; thence southerly and parallel to the west line of Lot 34 a distance of fifteen and eighty-seven hundredths feet to a point; thence easterly and parallel to the centerline of Amsdell Road a distance of one hundred twenty and fifty-four hundredths feet (120.54') to a point; thence northerly along a line parallel with the west line of Lot 34 a distance of three hundred ten and fourteen hundredths feet (310.14') to a point on the centerline of Amsdell Road; thence easterly along said centerline, at an interior angle of  $70^{\circ}25'04''$ , a distance of one hundred fifteen and twenty-one hundredths feet (115.21') to a point; thence southerly and parallel with the west line of Lot 34 a distance of two hundred ninety-one and fifty-seven

ANSI SCALE 1"=200'



# 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

FILED IN THE  
TOWN CLERK'S OFFICE  
MAY 17 3 17 PM '88  
TOWN CLERK

Town Attorney  
VINCENT J. SORRENTINO

Town Clerk  
GEORGE DANYLUK

Supt. of Highways  
RICHARD A. SMITH

Receiver of Taxes  
ROBERT A. MARS

March 17, 1988

TO: THE HAMBURG TOWN BOARD

SUBJECT: Rezoning Petition of Frank Dennies -  
Howard Road from R-2 to R-4

At the Planning Board meeting held on 3-16-88, the following negative recommendation was made for the rezoning of property owned by Mr. Frank Dennies on Howard Road.

Motion was made by Mr. Gaughan, seconded by Mr. Koenig to forward a negative recommendation for the following reasons:

1. We have a sufficient number of mobile homes at the present time and there is sufficient R-4 land for the continuation of homes in the Town.
2. The proposal is not in conformance with the Master plan. R-4 zoning would not be consistent with the proposal. The land is suitable for R-1 and R-2 units for single family of double family dwellings.
3. The proposal is not consistent with the surrounding geography.
4. The proposed rezoning would add more congestion to Howard Road as far as traffic is concerned.

Sincerely,

TOWN OF HAMBURG PLANNING BOARD

*Richard Crandall*  
Richard Crandall, Chairman

notified to appear  
March 16, 1988  
8:15 p.m.

- 1 -

In the matter of the Application

- of -

Frank C. Dennis

petitioner (s)

For Amendment of Ordinance

To the Honorable Town Board of the Town of Hamburg, New York

The Petition of Frank C. Dennis

of the Town of Sardinia in the County of Erie and  
State of New York, respectfully shows:

That your petitioner(s) is/are the owner(s) of certain  
premises situated in the Town of Hamburg, County of Erie and  
State of New York, and more particularly described as follows:  
(use additional sheet if necessary) include name of nearest cross  
street and distance to it. 3000 ft. from Camp Road &

Howard Rd.

Zoning change from R-2 to R-4

RECORD TITLE OWNER AND ADDRESS: Frank C. Dennis  
186 Geneva Road, Chappel, N.Y. 14030  
PETITIONER'S INTEREST IN LAND TITLE: Owner

That your petitioner(s) desire(s) that the said premises or  
so much thereof as the Town Board shall approve, be zoned for the  
following uses, for the following reasons: Mobile Home &

Paril

That your petitioner(s); enclose(s) herewith, the sum of  
\$ 25.00 to pay the cost of publishing a notice of a public hearing  
which your petitioner(s) request(s) be called by your Honorable  
Body pursuant to the provisions of the said Zoning Ordinance.

That no previous application has been made for the relief  
herein sought except: \_\_\_\_\_

Dated this 8 day of February 19 88.

FEB 18 2 56 PM '88

TOWN CLERK'S OFFICE  
TOWN OF HAMBURG, N.Y.  
Frank C. Dennis  
Owners signature

Rezoning Application (continued)

STATE OF NEW YORK )  
COUNTY OF ERIE )  
TOWN OF HAMBURG )

I, Frank C. Downie

being duly sworn say that he or she has/have read the foregoing petition and knows the contents thereof, that the same is true to the knowledge of deponent, except as to matters herein stated to be alleged on information and belief, and that as to those matters he believes it to be true.

Frank C. Downie  
\_\_\_\_\_  
\_\_\_\_\_

Subscribed and sworn to before

me this 26 day of July 19 85.

[Signature]

Notary Public, in and for Erie County  
Commission expires \_\_\_\_\_

ROBERT W. TILLS  
Notary Public, State of New York  
Qualified in Erie County  
My Commission Expires March 30, 1988  
July 26, 1985

B D Form No. 19

Telephone No. of Representative 6496700

NOTE: Failure to submit and/or complete any part of this application may result in delay.



3/16/88

OPPOSITE TO MOBILE HOME PARK ON HOWARD RD

DAVID GROSENBERG 3588 Heatherwood

DENNIS + DONNA WITT 4527 IRONWOOD DRIVE

Michael Keitel 3641 Howard Rd

Jackie Sullivan 3653 Howard Rd

Dennis + Helen Evoy 4543 Deerfield Rd

Stephen W. Sullivan 3653 Howard Rd

Tom + Anna Baldo 3738 Dogwood Ln

Helen Werner 3656 Heatherwood

Michael Comerford 3607 Cumberland Lane

DAVID AND KAREN HOMONAI 3642 HOWARD RD

Valerie Schupler 3536 Howard

Sam Sikorski 3624 Howard Rd

Marilyn Hallinich 3534 Howard Rd

Denise Cianciolo 3445 HOWARD RD

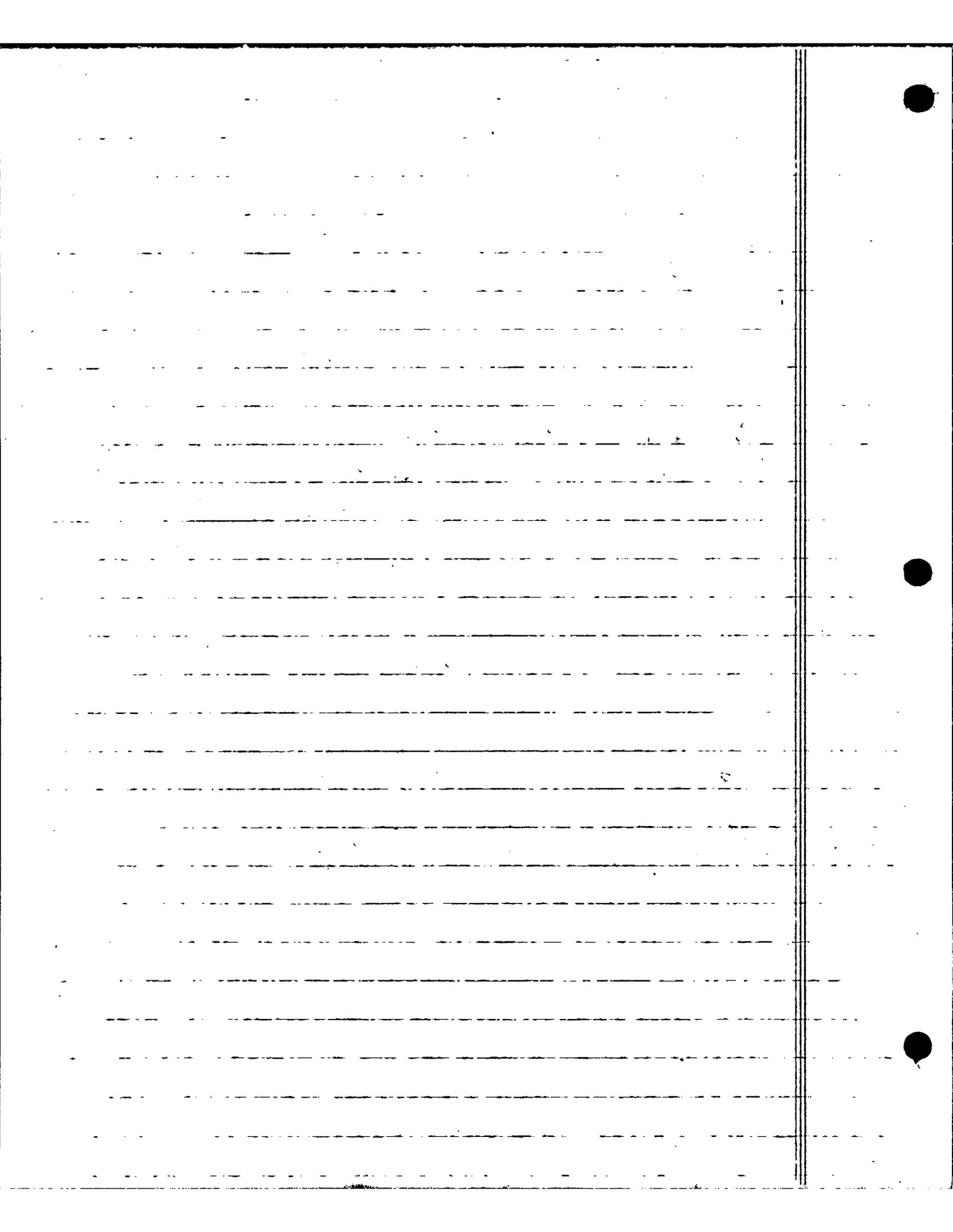
Carl J Dias 3476 Howard, Rd.

Bob Love 4599 Deerfield

Stephen 4599 Deerfield

Andace Schwab 3615 Heatherwood

Jane Kulik 3441 Howard Rd



# 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

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VINCENT J. SORRENTINO

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Supt. of Highways  
RICHARD A. SMITH

Receiver of Taxes  
ROBERT A. MARS

March 18, 1988

Jay Pohlman, Esq.  
Ansuini & Orsini  
3993 South Park Avenue  
Blasdell, New York 14219

SUBJECT: Corner McKinley Parkway & East Highland  
Car Wash - Rezoning

The Planning Board discussed your letter dated 3-16-88 for a proposed car wash and rezoning on McKinley and East Highland.

It is the feeling of the board that a car wash at that location would be inappropriate as they would like to protect the remaining residential area on Brompton Parkway and Allendale.

If you have any questions, please call the Planning Dept.

Sincerely,

TOWN OF HAMBURG PLANNING BOARD

*Richard Crandall*  
Richard Crandall, Chairman

RC:tad

LAW OFFICES

**ANSUINI & ORSINI**

3993 SOUTH PARK AVENUE  
BLASDELL, NEW YORK 14219  
(716) 825-2000

JOSEPH E. ORSINI  
THOMAS M. ANSUINI  
JAY A. POHLMAN

ANNE C. DIMATTEO

March 16, 1988

OF COUNSEL  
RICHARD C. POHLMAN

LEGAL ASSISTANTS  
KAREN M. POHLMAN  
MARIE E. STEFANACCI

Town of Hamburg  
S6100 South Park Avenue  
Hamburg, NY 14075

ATTN: George McKnight, Planning Director

Re: Corner McKinley Parkway and  
East Highland Parkway  
Hamburg, NY  
Ronald Kanehl  
Car Wash Rezoning

Dear Mr. McKnight:

As I indicated in my appearance at the February 24, 1988 meeting of the Town of Hamburg Planning Board I represent Ronald Kanehl who is interested in constructing an automatic car wash at the above-referenced site. The intention of my appearance before the Board was to solicit an informal response to the proposal and the necessary rezoning of the property to C-1 commercial.

It was my understanding that the Board was going to take an opportunity to view the site and to consider our proposal. I would appreciate your reviewing this matter with the Board members at the meeting on March 16, 1988 and providing me with some indication as to their feelings on the matter.

I have enclosed a copy of the survey of the parcel with dimensions of 203 of frontage on McKinley Parkway and a depth of 200 feet. As I had indicated, my client is very willing to make every effort to insure the integrity of the residential neighborhood to the south and east of the proposed site including specific measures on the site planning including: screening, design of the ingress and egress,

ANSUINI & ORSINI

Town of Hamburg  
George McKnight, Planning Director  
March 16, 1988  
Page Two

reduction in the lighting, etc. Finally, if I may be of some assistance in ascertaining the feelings of the neighbors to this proposal I would be more than willing to solicit their response if this continues to be the primary concern of the Board. Please contact me at your convenience to further discuss this matter.

Very truly yours,

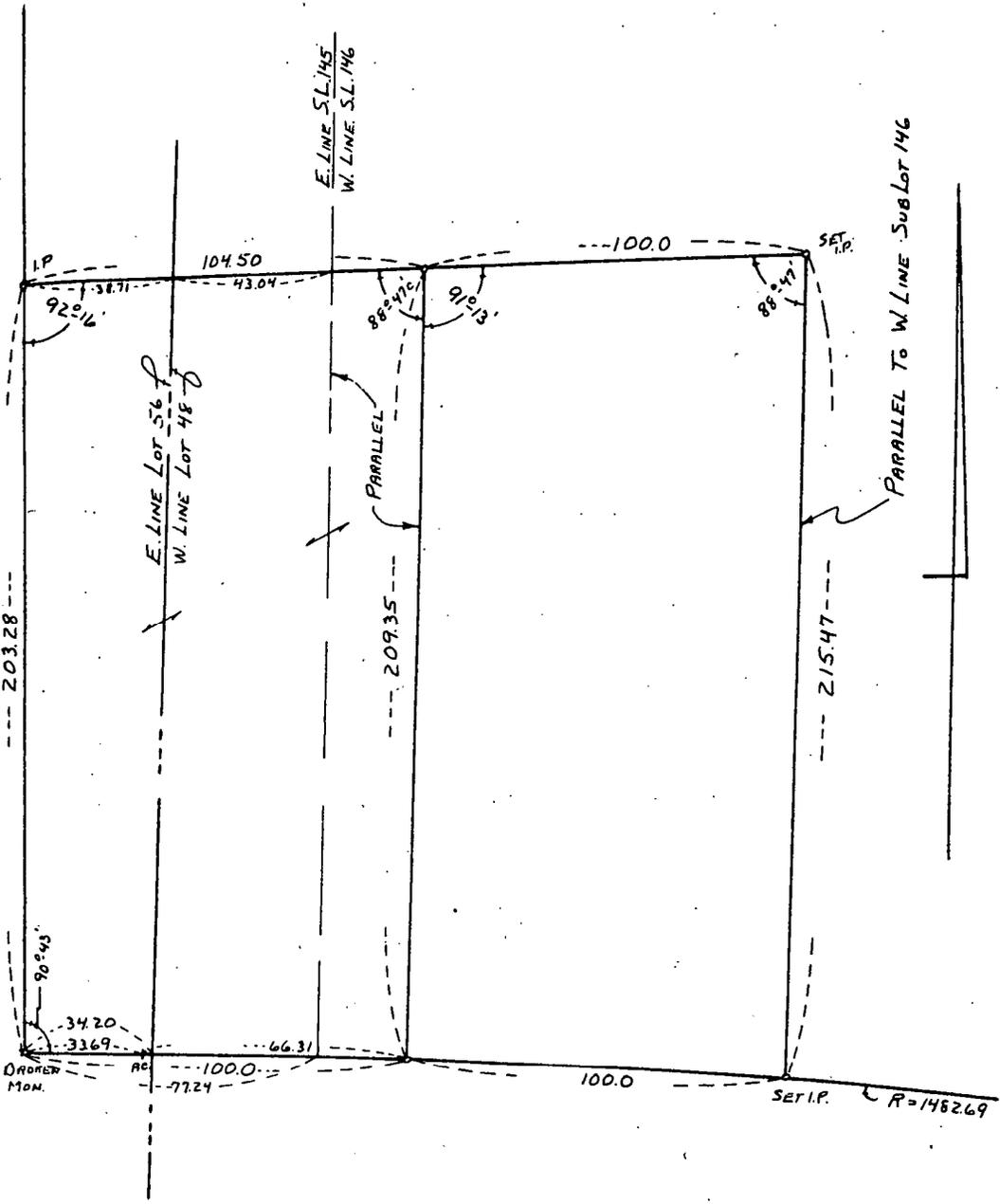
ANSUINI & ORSINI

*s/ Jay A. Pohlman*  
By: Jay A. Pohlman *meo*

JAP/cam  
Enclosure

# MCKINLEY PARKWAY

120' R.O.W.  
52.5' PVMT.



# HIGHLAND PARKWAY

100' R.O.W.  
40.2' PVMT.

# PARKWAY

PART OF SUB LOTS 146 & 145  
COVER 925



PART OF LOT 56, 48  
TOWN OF HAMBURG  
ERIE CO., NEW YORK

|  |                                 |                       |
|--|---------------------------------|-----------------------|
| ROBERT A. NIEDERPRUEM<br>Engineer - Surveyor<br>674-5618 |                                 | WEST SENeca St. N. Y. |
| 10 CIRCLE END DRIVE                                      | RE-SURVEYED AMENDED MAY 19 1977 | DATE OCT. 22, 1976    |
| RESURVEYED Nov. 17, 1954                                 | Job No. 3865                    | SCALE 1" = 40'        |
|  | FB                              | 28-7                  |
|  | JOB NO.                         | 2401                  |

Δ = CONC. MON.  
O = IRON PIPE

3536 Howard Rd.

Hamburg, New York 14075

Feb. 27, 1988

To Town of Hamburg;

I am writing to you in regards to the proposed mobile home park at the Dennies property at Camp and Howard Road.

Our Family just built a Marrano Home in phase 5 on Howard Road, right across the street from the proposed mobile home park.

We have been residents of Hamburg, me for 16 years and my Husband almost all of his life, so we know what a joy it is to live in Hamburg.

We lived in the Bethford subdivision for 16 years and for the last 5 years, we have been looking someplace special in the Frontier School System for the "special" place where we can raise our Family. We picked this lot in phase 5, because there is nothing behind us and nothing across the street. We figured some day there would be "nice" houses there which would be okay, but not a mobile park!

When I look out my front window, I see sloping land, Hills and hardly any trees. I went to Camp road, and it's basically the same.

What an eye sore this would be to one of the main arteries of Hamburg. You would see everyone of these "trailers"

Phase 5 of Roundtree are 32 homes from 90's to 150's. Many families already lived in Hamburg and just "moved up" and now were wondering who would buy our houses if we sold. Were trying to build up equity for our future and surely our assessment would go down.

I am also a busdriver for Frontier, and for many years, I have driven in Roundtree Village, and I was in awe of the beautiful homes and the well maintained lots, everyone takes pride in there homes. I have always wished we could move to Roundtree, but we were always afraid to take the "giant step". We love it here, it is one of the nicest developements in Hamb.

I have also driven in mobile home parks in Hamburg, the streets are so narrow, and the roads are always icy.

I think Hamburg should have more developements like Roundtree in this town, for you can get more revenues from a house in the 150's than you can from a trailer in the 40's.

Please take a ride thru a mobile home park, sure they look nice when there new, but after 15 years, erected sheds, garages and most of them aren't lanscaped very nice-trailers also fade and not many people paint them.

Please help the town of Hamburg before it's too late. now we have a reason to grow, we have the new mall and many new businesses. I know a private owner should be able to do what he wants to with his own land, but you should think of the future of Hamburg, as long as Hamburg is prospering let's keep it that way, let's make all of us proud to live in Hamburg. Let's keep Hamburg beautiful, as a gateway to the Southtowns, many people travel on Camp Road, also many people go to the Lake that way too.

Some people say it's too expensive to buy a home so trailers are an alternative, but look at O.P. and Amherst. They have some nice developements. I think Hamburg should try and do the same.

WE have more to offer than O.P., we are closer to the lake, closer to Buffalo, and we have a new mall.

Before you consider the mobile home park, think of the future in the town of Hamburg. Just think of the revenues 20 years from now .

Thank you for reading my letter, hopefully it will help you in making your decision.

Sincerely,

Valerie Scheffler.

*Valerie Scheffler*

# 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  
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March 3, 1988

## SUBDIVISION PROBLEM

Old existing subdivision on existing roads.

1. Drainage - especially in street right-of-way.
2. Substandard lots that no longer meet minimum zoning requirements. The developer pieces lots together which is a serious problem for our mapping and records keeping.

Can we do this?

## DRAINAGE PROBLEM

Pass legislation requiring a drainage plan be approved by the Engineering Department before a building permit can be issued.

## EXISTING SUBSTANDARD LOTS

Where a filed subdivision is more than (10-15-20?) years old and is (mostly) undeveloped, that it must be resubdivided in conformance with existing minimum zoning requirements before a building permit can be issued.

If either or both of these solutions are viable, do we draft-resolution-local law or what to accomplish this.

NORTH LINE LOT 33

FD I.P. (1982)

FD I.P. (1982)

N.E. COR LANDS  
CONVEYED TO  
WALTER BUXTON  
L. 673 P. 122

Charles Erickson

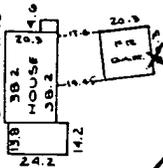
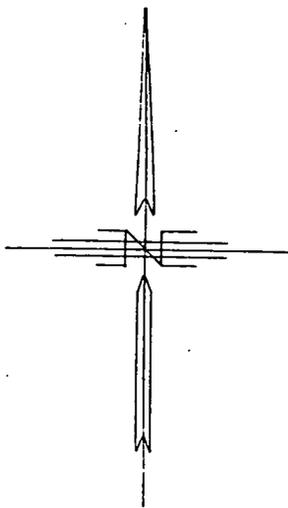
1.5 ACRES ±

PARALLEL

586.9

EASTERLY LINE L. 673 P. 122

446.3



**SOUTHWESTERN BOULEVARD**  
(100.0 WIDE)

FD I.P. (1982)  
(BEST TOP O.S.U.E.)

RESURVEYED  
JANUARY 15, 1985  
JOB NO. 8516

*James A. Koelmel*

SURVEY OF  
S-3042 SOUTHWESTERN BOULEVARD  
BEING PART OF LOT 33  
TOWNSHIP 9 RANGE B  
OF THE HOLLAND LAND COMPANY'S SURVEY AND  
LOCATED IN THE TOWN OF HAMBURG  
COUNTY OF ERIE



SURVEYED BY  
*James A. Koelmel*

**WHITFORD and KOELMEL**

CONSULTING ENGINEERS - LAND SURVEYORS  
HAMBURG NEW YORK

DRAWN BY L.F. SCALE 1" = 50'  
CHECKED BY W. DATE 7-11-78

# TOWN OF HAMBURG

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



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March 2, 1988

Mr. Dennies  
186 Genesee Rd.  
Chaffee, N. Y. 14030

Dear Mr. Dennies:

Would you please be present at the next Planning Board meeting  
on March 16, 1988 to discuss your rezoning petition.

The time allotted is 8:15 p.m.

Sincerely,

TOWN OF HAMBURG PLANNING BOARD

*Richard Crandall*  
Richard Crandall, Chairman

RC:tad