

TOWN OF HAMBURG

PLANNING BOARD MEETING

3-22-89

The Town of Hamburg Planning Board met in regular session on Wednesday, March 22, 1989 at 7:30 p.m. in the Hamburg Town Hall. Members attending included: Chairman Richard Crandall, Vice-Chairman Elgin Cary, Secretary Gerard Koenig, Steve Strnad, David Phillips. Others attending included George McKnight, and Terry Dubey, Stenographer.

EXCUSED: S. Carnevale, D. Gaughan, Attorney D. Gorman

Minutes of the meeting of 3-8-89 were approved as amended by D. Phillips seconded by S. Strnad. Carried.

LINCOLN SQUARE APARTMENT BUILDING

Mr. McKnight informed the board that the Lincoln Square Apartment building must be referred to the Zoning Board of Appeals on building setback, and square footage on land area. Board feeling is that the site is already deficient in square footage of land. It was decided that an unfavorable recommendation be forwarded to the Zoning Board of Appeals on this matter.

Motion was made by Mr. Phillips, seconded by Mr. Koenig that the additional 12 unit apartment building should not be allowed due to the fact that the site is already deficient in square footage of land. Carried.

OTHER MATTERS:

1. Chairman Crandall noted that in certain areas, such as Orchard Park, and East Aurora, there is a moratorium on building as the towns are developing faster than what can be controlled. In some instances, the Planning Board is deviating from the master plan by granting spot zonings, etc. It is necessary that the Planning Board sit down with the Town Board at a work session and review how much development there should be in the Town of Hamburg. By granting side yard variances in Amsdell Park, there could be further problems created by setting precedents. Also, on the issue of the Brierwood Development, caution should be exerted in granting relief from open space requirements. Before site plan approval is granted on projects, they should be scrutinized more carefully before permissions are given. For example, the drive cut in to Town Hall Plaza by the M&T bank is a major access point for the bank and should not be closed off. If site plans are brought in on the evening of the meeting, approval should be withheld until the plans are examined further.

DON HOWE - LEARN & PLAY CHILD CARE CENTER - HAMBURG ROLLER RINK

Mr. Don Howe of the Hamburg Roller Rink appeared before the Planning Board with a request for the expansion of the day care center which is being run by Lynn Offhaus. This would be an interior expansion and they need a larger play area of 7200 s.f. While the applicant was present, he was advised that there is a proposal in the works for an auto mall and self storage units at the Town Hall Plaza. The question was raised as to whether there should be a locked gate in the back. Mr. Howe responded that there is a drainage ditch in the back which might create a safety hazard and could see no use for the gate. There will be a number of additional children to the day care center as the project has been most successful.

3-22-89

DAY CARE CENTER - HAMBURG ROLLER RINK (CONTINUED)

Board members noted that no formal motion is to be made. The Planning Board has looked at the site plan and the expansion has no way affected the previously signed site plan. Memo is to be sent to the Building Inspector denoting same.

TASSEFF SUBDIVISION - FORMER PETRIE PROPERTY

Mr. Tasseff appeared before the Planning Board with a sketch on his subdivision which was once the Petrie property. The item in question relates to the road cut. This is the most logical placement of same for the entranceway. Applicant was advised to go thru the sketch plat layout with respect to subdivision regulations.

MILESTRIP PLAZA - BENDERSON DEVELOPMENT

Mr. Bob Alonzo appeared before the Planning Board on the proposed Milestrip Plaza development which is proposed at the former Howard Johnson's location. The drawings have been revised as outlined by the Building Inspector and the Engineering Dept. Additional comments are as follows:

BUILDING INSPECTION

The property drains to the south and the water generated to this property will go into Blasdell Creek, which crosses underneath the Thruway. The mall water uses the 30 inch pipe from the detention pond. This project will also require a detention pond. D. E. C. approval is required. Five hundred twenty-four parking spaces will be required of which 11 should be designated for handicap parking. Building construction plans should be submitted to our office. Elevations must be indicated as well as location of receivers. A detail of the paving is required as well as the designation of a sign.

ENGINEERING

State approval must be obtained for the drive cut(s) before Town approval. Two (2) entrances to the site are enough. We prefer one. We think the west drive should be omitted. Exit/entrance grades shall not exceed 2.00%. Revise as necessary. The Big Tree Fire Co. is to be consulted on the number and placement of hydrants. 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. Show on the plan the spillway and note that it is not to be filled. 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 ENCRPB drainage manual guidelines. Submit calculations and detail the ditch on the plan.

Mr. Alonzo noted that request for signalization has been made for the facility which would be at the developer's expense. A contractual agreement has been worked out with the Zamias Corp. relative to the use of the existing detention pond.

Motion was made by Mr. Koenig, seconded by Mr. Phillips to approve the site plan contingent upon Engineering and Building Inspection approval, as well as approval for the curb cuts, and signalization cost to be borne by the developer; and proof that there is a contract with the Zamias Corp. for the use of the detention pond. Carried.

3-22-89

ROMANELLO'S RESTAURANT - SOUTH PARK AVENUE - ADDITION

Mr. Lou Vertino, representing the architect, appeared before the Planning Board on a proposed addition for Romanello's Restaurant on South Park Avenue. Comments were received as follows:

PLANNING

The wetlands boundary as defined by N.Y.S.D.E.C. needs to be shown. Parking requirements cannot be determined until the seating capacity is provided. Curbing or bumper blocks are needed around the parking lot. If the parking lot is to be lit, the location of the light poles should be shown.

BUILDING INSPECTION

Plans should be submitted so that the seating capacity can be determine and the number of parking spaces. Receivers should be placed in the rear parking lot to assure that the property drains properly and that there will be no ponding of water. Drainage should be directed to the west and south. The wet lands area should be designated on the drawing.

ENGINEERING

The buffer zone has moved ten (10) feet from the boundary established on a 1984 plan. Verify and/or revise as necessary. Add parking bumpers or curbing around the site perimeter. Specify stone (no slag) in the foundation course details. The existing swales do not drain properly. Note that they are to be cleaned and re-graded. Use the revision block on the plan.

Applicant was requested to revise the drawings for the April 12th meeting.

Motion was made to approve the site plan contingent upon Engineering and Building Inspection approvals and that the parking requirements are adequate for the seating capacity of the restaurant. Carried. Motion made by Mr. Koenig, seconded by Mr. Phillips. Carried.

REYNOLDS & PACIFICO SUBDIVISION

Mr. Pacifico appeared before the Planning Board on a proposed 17 lot subdivision which he and Mr. Reynolds are planning on developing on the Old Lake Shore Road. A sketch was presented, however, lacked a great deal of information. Mr. Pacifico was advised to follow the Town Subdivision regulations and have another sketch drawn showing all the information required.

VICTOR LIBERATORE CAR DEALERSHIP - CAMP ROAD

Vic Liberatore, Jr. appeared before the Planning Board on a proposed auto dealership which is to be located on the Case property on Camp Road. The following information was received.

PLANNING

The proposed development is located on the large acreage that encompasses Leisureland. The property is zoned C-2 and this would be a permitted use. The building meets setback requirements. Thirteen parking spaces are less than 35 feet back from the edge of the right-of-way. This will have to be amended or be referred to the Board of Appeals. The pavement cross-section does not meet Town specifications--should be 8-2-1. The proposed driveway is 60 feet wide and should be narrowed. The lack of elevations

VICTOR LIBERATORE DEALERSHIP (CONTINUED)

makes it very difficult to determine drainage flow on this very flat area. The building shows no public water or sanitary lines to it.

ENGINEERING

1. Existing and proposed elevations are to be shown on the plan.
2. Show the proposed water, sanitary and roof drains to the building.
3. Our records show a sanitary manhole on the property. Locate it.
4. Our records show the water line on the far side of Camp Road.
5. The entire lot is to be dust-free. A section is shown as being just stone.
6. A State approval of the drive must be obtained prior to plan approval.
7. A site location plan is to be shown.
8. Show a revision block on the plan.
9. The base material in the pavement section should be increased from 8" to at least 12" in the entrance drive.

BUILDING INSPECTION

Property and property to the south is a case that is in court at the present time. The violation cited is that the applicant built the parking lot without any type of building permit approval, nor site plan review by the Planning Board. Site plan is poorly drawn. The development check list has not been followed. No elevations have been indicated to show drainage or receivers. Pavement section is not adequate. There is no detail of curbing. No sign location has been indicated. The site plan requires Zoning Board approval.

Motion was made by Mr. Phillips, seconded by Mr. Koenig to reject the site plan as presented and refer the matter to the Zoning Board of Appeals, with no recommendation. Carried.

DEALER SERVICES -PETER DUCHMANN - HAMBLETON SITE - SEVEN CORNERS

Mr. Peter Duchmann appeared before the Planning Board for site plan review on the existing Hambleton station which is located at Seven Corners. The building was originally condemned. However, improvements have been made on the facility and since then, Mr. Duchmann is leasing the facility for installation of car stereos and related equipment. Approval will be required for the curb cuts. Applicant was advised to appear at the April 12th meeting with a required site plan.

HADRYCH PROPERTY MC KINLEY PARKWAY NEAR NEWTON RD.

Mr. Phillip Scheelar, agent, appeared on behalf of Steve Hadrych on a proposed 17 acre parcel which is located on McKinley Parkway and Newton Road for a 20 bldg. (14 residents per building) apartments. The parcel is zoned R-1. Board members noted that they are opposed to changing the zoning in that area from R-1 to R-2. Applicant was advised to stay with single family dwelling units for the parcel.

3-22-89

MC KINLEY PARKWAY SUBDIVISION - PAUL BACH

Mr. McKnight informed the board that the Conservation Board has reviewed the proposed subdivision and rezoning request for Paul Bach on McKinley Parkway. They have a very negative feeling of town houses on the edge of the bank. They would prefer to see just a single family subdivision located on the west side and for the parcel to remain R-1.

Motion to adjourn the meeting was made by Mr. Phillips, seconded by Mr. Strnad. Carried. Meeting adjourned at 11:15 p.m.

RESPECTFULLY SUBMITTED,


GERARD KOENIG, SECRETARY
PLANNING BOARD

NEXT MEETING DATE:

APRIL 12, 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

March 27, 1989

TO: The Zoning Board of Appeals

SUBJECT: Lincoln Square Apartments

At the Planning Board meeting held on 3-22-89, motion was made by Mr. Phillips, seconded by Mr. Koenig to forward the application for a 12 unit apartment building to the Zoning Board with an unfavorable recommendation.

The board feels that the additional apartment should not be allowed due to the fact that the site is already deficient in square footage on land.

Sincerely,

TOWN OF HAMBURG PLANNING BOARD

Richard Crandall
Richard Crandall, Chairman

RC:tad

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March 27, 1989

TO: THE ZONING BOARD OF APPEALS

SUBJECT: Victor Liberatore Car Dealership - Camp Road

Please be advised that the applicant appeared before the Planning Board on 3-22-89. They would like to park within the first 35' on setback.

Motion was made by Mr. Phillips, seconded by Mr. Koenig to reject the site plan as presented and to refer the matter to the Zoning Board of Appeals. Carried. Planning Board makes no recommendation.

Sincerely,

TOWN OF HAMBURG PLANNING BOARD

Richard Crandall
Richard Crandall, Chairman

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March 27, 1989

Mr. George Zamias
300 Market St.
Johnstown, Pennsylvania 15901

Dear George:

We have a problem. Sibley's is almost built and is ready to open. There is, however, no approved and signed site plan.

The problem is the earlier site plan that identified several curbed areas on the backside of the McKinley Mall. When Sibley's submitted an amended site plan for a larger store, these raised islands were eliminated.

Both the Town Engineering Dept. and the Town Planning Board want raised or curbed areas on the rear side of the mall to better direct the flow of traffic. At the present time, cars pay no attention to the painted areas and the result is like the dodge-um cars in an amusement park.

The Town did not want to slow down the construction of Sibley's and they were allowed to initiate construction without the signed site plan. The Town is now in an awkward position of not having an approvable site plan to sign because of the lack of raised curbed areas.

Would you please see that the most recently submitted Sibley's site plan is revised to include the previously approved curbed areas.

Thank you.

Cordially,

TOWN OF HAMBURG PLANNING DEPT.

George
George McKnight

GM:tad