

PLANNING BOARD MINUTES

3-26-86

MOBIL OIL STATION & MINI-CAR WASH
MC KINLEY AT LAKE ZONED C-2

SITE PLAN APPROVED CONTINGENT UPON
CONSERVATION BOARD APPROVAL

FIRESTONE TIRE CENTER
OUT-PARCEL MC KINLEY MALL
ZONED C-2

SITE PLAN APPROVED WITH EXCEPTION OF
MONUMENT SIGN & MODIFICATIONS ON
HANDICAPPED PARKING SPACES ETC.

BIRCHWOOD APARTMENTS
OLD LAKE SHORE & BIRCHWOOD
GUASTELLA MANAGEMENT
INFORMATION SESSION

NEIGHBORS SPOKE IN OPPOSITION TO
THE PROPOSED APARTMENTS AND
REZONING.

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

APPLICANT ADVISED TO LOCATE BUILDING
ON C-2 PORTION OF PROPERTY

HOWARD STRASSER
AUTO REPAIR 3283 MC KINLEY

APPLICANT TO COME IN WITH SURVEY

JOHN REINHOLD - MINOR
SUBDIVISION 6070 LAKESHORE RD.

APPLICANT TO PROCEED WITH MINOR
SUBDIVISION SKETCH

CONTINENTAL TRANSMISSION
FORMER GOLD & SILVER EXCHANGE
BLDG. CAMP ROAD

APPLICANT TO BRING IN SURVEY
OF PROPERTY

STEVE STRNAD
PROPOSED GARAGES ON STRNAD
DRIVE

SITE PLAN APPROVED AS PRESENTED

CRAIG'S AUTO
BAYVIEW ROAD
AUTO REPAIR

SITE APPROVED AS PRESENTED

BIG TREE REZONING
R-2 TO C-2
ENSER REALTY

NO RECOMMENDATION MADE BY PLANNING
BOARD

EDUARDO'S RESTAURANT
SOWLES ROAD

CORRECTION TO BE MADE ON DRIVEWAY

TOWN OF HAMBURG

PLANNING BOARD MINUTES

3-26-86

The Town of Hamburg Planning Board met in regular session on Wednesday, March 26th, 1986 at 7:30 p.m. in the Planning Board room.

Members attending included: Chairman G. Gerald Valgora, Messrs. Cary, Danyluk, Mrs. Saunders. Others included: G. McKnight, Jay Pohlman, Esq., Bldg. Inspector Jack Lauchert, and Terry Dubey, Stenographer.

EXCUSED: Messrs. Joseph, Crandall, Corcoran

Minutes of the meeting of 3-12-86 were approved on motion by Mr. Cary, seconded by Mrs. Saunders. Carried.

EXECUTIVE SESSION:

1. Day Care Center Amendment - Tabled at Town Board level until April 17th meeting.

2. Mr. Cary recommended that a liaison committee be established with the Town Board to determine the future zoning intent of the Southwestern Blvd., Big Tree and McKinley Parkway areas. Messrs. Danyluk, Valgora, and Crandall were selected as liaison. Mr. Valgora to send a letter to the Town Board to schedule a meeting with the Planning Board.

3. Agreement is presently being worked on for McKinley Parkway access. Drive locations or number have not been agreed upon as yet. There eventually will be one parallel road on McKinley and an agreement for mutual access, snow removal (4 drives, 2 in and 2 out) planned ahead of time before development. That should be put together by the end of the month.

MOBIL OIL STATION AND MINI-CAR WASH - MC KINLEY AT LAKE ZONED C-2

Mr. Geis appeared before the Planning Board on a proposed renovation of a present Mobil Oil station on McKinley and Lake. The parcel is zoned C-2. Comments from Engineering are as follows:

Show existing and proposed sanitary sewer and water service.
Detail of sanitary sewer for car wash, see attachment for sediment tank.
Show roof downspouts to storm sewer
Will need curb cut permit from Erie Cty. Dept. of Public Works
Receiver #2 should be located away from pumps

Motion was made by Mr. Danyluk, seconded by Mrs. Saunders to approve the site plan as presented contingent upon Conservation Board approval. Carried.

FIRESTONE TIRE CENTER - MC KINLEY MALL OUT-PARCEL - MC KINLEY PKWY.

Mr. Tom Walter appeared before the Planning Board with a proposal for a 10 bay Firestone Center to be located on one of the outparcels of the McKinley Mall. Comments were submitted as follows:

PLANNING - The zoning is proper. Three parking spaces are required for each bay.

3-26-86

FIRESTONE TIRE CENTER - MC KINLEY MALL OUT-PARCEL - SOUTHWEST CORNER EAST OF MC KINLEY

With 10 bays, 30 spaces are needed. Twenty-eight outdoor spaces are shown. If each bay is also considered a parking space, there is no problem. Otherwise, they will have to go to the Zoning Board. Any outdoor lighting needs to be located on the site plan.

BUILDING INSPECTION - JACK LAUCHERT

Chapter 29-90.1(c) - Thirty spaces are required as ten bays are shown. Two more spaces should be added unless a variance is obtained from the Zoning Board. Under Table 1-1102 of the New York State Uniform Fire Prevention and Building Code, the required number of handicapped parking spaces for thirty parking spaces is two. One space is listed. The space that is adjacent to this would meet the standard.

On the southerly part of the lot where it shows parking for 6 cars, this should be moved to the north approximately 3 ft. so a swail could be set at the proper line for side yard drainage which will drain towards McKinley. When the property is developed to the west of this lot, you will have side yard drainage to the west. The monument sign must be approved by the Zoning Board. A detail of the paving should be designated on the plan. I will review construction drawings before any permits are granted.

ENGINEERING

Show roof drain location and size - by local regulation. It must be piped to a storm sewer or a ditch. Add drainage arrows to show direction of surface water flow. Complete typical curb detail by adding pavement data.

Conservation Board has not yet looked at the E.A.F.

Motion was made by Mr. Cary, seconded by Mrs. Saunders to approve the site plan as presented, with the exception of the monument sign which is to be approved by the Zoning Board, with modifications on handicapped spaces and other comments to be incorporated. Carried.

BIRCHWOOD APARTMENTS - OLD LAKE SHORE & BIRCHWOOD - INFORMATION SESSION

Mr. Ed McMahon of Guastella Management appeared before the Planning Board on a proposed 20 unit apartment complex to be located on Sublots 18 thru 23 on the Old Lakeshore Rd. and Birchwood. As requested, Mr. McMahon contacted residents directly behind for input on the proposal. No rezoning petition process has yet started. This was for information purposes only. A check was made thru D.E.C. to determine the erosion rate for property on that side. The proposed property is well behind the affected erosion rate area.

Jennifer Jackman of 2152 Ganymede Lane presented a petition of approximately 200 residents who are opposed to the proposal on the basis of: flood and storm water control, erosion of the shoreline, wildlife habitat, pollution treatment and nutrient recycling, public use and recreation, open space, traffic flow, wind dirt and noise levels. Request has been made for environmental studies.

BIRCHWOOD APARTMENTS - (CONTINUED)

The following residents spoke against the proposed rezoning:

1. Harold Heath - 2148 Ganymede
2. Bob Burlett - Old Lakeshore Road
3. Jean Burke - 5427 Old Lakeshore Road
4. Robert Brand - 5687 Minerva
5. Sal Amarante - Pres. Lakewood Taxpayers Assoc.
6. Fran & Carole Cronin - 2142 Ganeymede

Concerns of drainage, additional traffic, erosion, etc. were expressed. (See attached petition). No recommendation was made to the Town Board. Applicant to consider whether he plans to pursue the development by rezoning. Petition submitted to Town Clerk's office.

MR. MOSGELLER - PROPOSED WELDING SHOP - ZONED R-C & C-2 SOUTHWESTERN BLVD. & NORTH CREEK ROAD

Mr. Mosgeller appeared before the Planning Board with his request to put up a building for a welding shop to be located at Southwestern near North Creek Road. Part of the property is zoned R-C and the back portion is zoned C-2. Board members agreed that the front portion would be considered spot zoning.

Board members noted that the applicant could place his building 25' forward as he is allowed that much flexibility in the two zones. Applicant is to check with the Building Inspector to determine if that would be allowed.

MR. HOWARD STRASSER - PROPOSED AUTO REPAIR 3283 MC KINLEY PARKWAY (822-4917)

Mr. Howard Strasser appeared before the Planning Board with a proposal to conduct an auto repair business at his residence located at 3283 McKinley Parkway. The property is zoned C-2. Mr. Strasser would like to conduct his home business instead of the present occupation as a truck driver. Five spaces are required for parking. Mr. McKnight noted that a short form EAF will be required. Applicant is to come in with the survey and have parking spaces designated.

JOHN REINHOLD - MINOR SUBDIVISION - 6070 LAKESHORE ROAD

Mr. Reinhold appeared before the Planning Board on his proposed minor subdivision of property located on the Old Lakeshore Road. It was agreed that only one lot be created. Applicant was told to proceed with minor Subdivision regulations which will require a public hearing. Plot plan to be prepared for next meeting.

CONTINENTAL TRANSMISSION - FORMER GOLD & SILVER EXCHANGE - CAMP ROAD

An applicant representing Continental Transmission appeared before the Planning Board for a proposed transmission repair shop to be located in the former Ziebarth building located on Camp Road. At the present time only two bays will be utilized. Expansion is planned if the business proves to be profitable. Applicant to bring in a survey with a seal on it for the next meeting.

STEVE STRNAD - PROPOSED GARAGES TO BE LOCATED ON STRNAD DRIVE

Mr. Steve Strnad appeared with a revised site plan for proposed garages to be located at his apartment complex on Strnad Drive. Building Inspector Lauchert noted that the structure must be moved 5' closer to the railroad tracks in order to comply with the zoning requirement.

Motion was made by Mr. Danyluk, seconded by Mr. Cary to approve the site plan as presented. Carried.

KEN NIGRO - PROPOSED OFFICES BIG TREE ROAD

The site plan for Ken Nigro's offices on Big Tree Road were reviewed. Board members agreed that there are problems with the site plan. They need a better set of drawings. No further action was taken.

EDUARDO'S RESTAURANT - SOWLES ROAD

Revised drawings on Eduardo's Restaurant were presented to the Planning Board. It was noted that the driveway was not 25' as requested. No action taken until issue is resolved.

CRAIG'S AUTO - BAYVIEW ROAD.

Director of Planning informed the board that the site plan for Craig's Auto now reflects the number of parking spaces required. Building Inspector has requested that the property be cleaned up.

Motion was made by Mr. Cary, seconded by Mr. Danyluk to approve the site plan as presented. Carried.

BIG TREE REZONING PETITION

Held in abeyance until discussion is held with Town Board on future of that area.

Motion to adjourn the meeting was made by Mr. Danyluk, seconded by Mr. Cary. Carried. Meeting adjourned at 10:45 p.m.

RESPECTFULLY SUBMITTED,


GEORGE DANYLUK, SECRETARY

NEXT MEETING DATE: APRIL 16, 1986
7:30 P.M.

S. 5593 Birchwood Dr.
Lake View, New York 14085
March 25, 1986

Planning Board
Hamburg Town Hall
6100 South Park Ave.
Hamburg, N.Y. 14075

To the Members of the Planning Board:

I am vehemently opposed to any change in the zoning regulations from single residency to multi-residency on the Old Lake Shore between Birchwood Drive and West Lane. Such a development would destroy the character of our neighborhood and create tremendous traffic problems. I'm sure people in this area will support my feelings. Thank you for your attention.

Very truly yours,
(Mrs.) Harvey Lewis

We, the undersigned citizens and taxpayers of the Town of Hamburg, oppose the issuance of any building permits or the rezoning of any currently undeveloped land between Birchwood Drive, Ganymede Lane, West Lane and Old Lake Shore Road in preparation for the construction of housing or commercial buildings.

We are concerned about and opposed to any construction because of the negative impact of any development on the following areas: flood and storm water control, erosion of the shoreline, wildlife habitat, pollution treatment and nutrient recycling, public use and recreation, open space and natural beauty, traffic flow, wind, dirt and noise levels, property values and damage to property, safety and quality of life and tax burden.

We are also concerned because no studies have been made to assess the likely results of further building on the above areas.

We therefore request that any final decision regarding rezoning and building permits be deferred until studies are conducted by impartial experts to assess the likely results of further building development, including a complete environmental impact study and that the citizens are fully informed of the results of those studies. And, that we, the citizens, are given a reasonable opportunity, after full disclosure of the facts, to voice our opinions in the proper town forums on these matters of vital concern to all property owners and taxpayers in the Town of Hamburg.

NAME

ADDRESS

NAME	ADDRESS
BUD HEATH	2148 GANYMEDE LANE
Carol Cronin	2142 GANYMEDE LANE
J. Cronin	2142 Ganymede Lane NY
Alta Comarante	2158 Ganymede Ln. "
Maureen Mastipley	5644 West Ln.
Dr. H. Argus	5620 West Ln.
Audrey B. Argus	5620 West Lane
Paul Scott	5612 " "
Eleanor S. Smith	5612 West Lane
Patricia A. Williams	5604 West Lane
Wm H. Webb	5609 WEST LANE
Evelyn C. White	5431 West Lane
George B. White	" " "
Pat Barr	5655 Minerva Dr.
Catherine Schneider	2145 Ganymede Ln.
Susan Schneider	2145 Ganymede Ln.
Alba Cieluso	55664 Minerva Dr. Lakeview
Mr Mrs Casey Jurek	55663 Minerva
William J. Jurek	55268 Minerva No Lakeview
Thomas Jurek	55672 Minerva Dr. Lakeview NY
Thomas Kasperowicz	55671 Minerva Dr. Lakeview NY
Ray V. Kasperowicz	55672 MINERVA DR. Lakeview NY

TOWN ENGINEERING OFFICE
 MAR 27 5 19 PM '86

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NAME

ADDRESS

NAME	ADDRESS
Greg A. G. Gallo MD.	52152 Ganymede Lane, Lake View NY
Walter G. Gnowoski.	5839 West Lane Lake View
Grace Rosati	S-5645 West Lane Lake View
John J. Roubin	S5645 West Lane Lake View
John W. Gubik	55651 West Lane Lake View
Norman J. Walter	S 5657 West Lane Lake View
B. Keister	5717 West Lane Lake View
A. Ellis	5709 West Lane Lake View
A. Conrad	5725 WEST LANE LAKEVIEW
E. Conrad	5725 West Lane Lake View
Ann W. W. W. W.	5733 WEST LANE LAKE VIEW NY 14085
John MacPherson	5761 WEST LANE LAKEVIEW
Beona MacPherson	5781 West Lane Lakeview
Rosemary Flanagan	" " " "
Deirdre C. Bate	5787 West Lane Lake View
Joseph E. U. U.	S-5801 West Lane
Quinn A. Dunkens	5809 WEST LANE LAKEVIEW
Rose Scanlon	5809 West Lane, Lakeview, N.Y.
Thomas Scanlon	5821 West Lane " "
Eugene Bease	" " " "
Phyllis Bease	5827 " " " "
	" " " "

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NAME

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NAME	ADDRESS
Roy C Carter	5679 Minerva Drive Lake View
James J Burns	5675 MINERVA DR - LAKEVIEW
Donald E Jopy	5696 MINERVA DR LAKEVIEW 14685
Isabelle Dot Brant	5687 Minerva Dr. " "
James M. Palmer	5697 Minerva Dr - " "
James R. R. J.	5700 MINERVA DR. " "
James Dealy	5790 Apollo Dr " "
Marquet Knappert	5701 Minerva Dr. L.V " "
Gerald J. Weinger	5713 Apollo Dr. Lake View "
Diane Weinger	5713 Apollo Dr Lake View "
Konrad Weinger	5751 Diana Dr Lake View N.Y.
Scott Weinger	" " " "
John J. Loy	5757 Diana Lane Lake View
Mary J. Foel	5757 Diana Lane, Lake View
Cynthia O. Deulin	5761 Diana Lane Lake View
James A. Larr	5655 Minerva Dr, Lake View
Edna Galliano	2138 Ganymede Lane Lake View
Margaret Repubardt	2139 Ganymede Lake View N.Y.
Sammy Weel	2133 Ganymede Lakeview N.Y.
Neil McMillen	5791 Elmhurst LAKEVIEW N.Y.
Cecilia Weinger	5799 Apollo Drive Lake View, N.Y.
Joe Szobko	5675 Apollo Lakeview N.Y.

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NAME

ADDRESS

NAME	ADDRESS
Jennifer Judeman	2152 Ganymede Lane, Lake View 14085
Mr. & Mrs. Rizzo	2162 GANYMED LANE LAKE VIEW 14085
Mr. & Mrs. Robert H Moore	5628 West Lane Lake View 14085
Mr & Mrs. T. W. Krause	S-5651 West Lane 14085
E. Krieger	S-5611 W. Lane
Mr & Mrs. Robert Mapick	S-5601 West Lane 14085.
Andrew Dengo	S-5601 West Ln
Mr & Mrs. Robert Joto	S-5593 West Lane, Lake View 14085
Mr & Mrs. Maughlin Moran	S 5648 West Lane, Lakeview 14085
Isabel Hanbancs	S 5656 West Lane " "
Deborah Mc Connell	5668 WEST LANE LAKEVIEW.
John W. Mc Connell	5668 West Lane Lake View
Dora Thomas	5676 West Lane - Lakeview.
Patricia Dew	S-5642 West Lane Lakeview
Wm Klein	S 5642 West Lane Lakeview
HP Grest	5708 WEST LANE LAKEVIEW NY 14085
Dave Baker	S-5712 WEST LANE LAKEVIEW NY 14085
Lawrence J. Peravia	S-5722 West Lane Lake View 14085
Edward L. Mertley	S 5742 West Lane Lakeview NY
Chel M. Munkley	S 5742 West Lane Lake View, M.Y 14085
Lynn Schudel	5754 West Lane Lakeview NY 14085
Rag Schudel	32554 West Lane Lake View

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NAME

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NAME	ADDRESS
Francis P. Kuebler	So 5724 of Apollo Dr
Louis J. Kuebler	5-5724 Apollo Dr.
Dorothy M. Kuebler	6-5818 Apollo Drive
Leo Kuebler	55110 Apollo Drive
Jim Anderson	5738 Apollo Dr.
Robert W. Fendley	5-5748 Apollo Dr.
Edith Alexanderson	5752 Apollo Dr.
Elizabeth T. Robinson	55760 Apollo Dr. Lakeview
Joseph E. Robinson	55760 Apollo Dr. Lakeview N.Y.
Norine L. Robinson	55760 Apollo Dr. Lakeview
Karen Robinson	55776 Apollo Dr. Lakeview
Chuck Robinson	55776 Apollo Dr. Lakeview
Ray Healy	5-5790 Apollo Dr. Lakeview N.Y.
W. Kuebler	55776 APOLLO LAKEVIEW
K. Utterano	5-5800 Apollo Lakeview
Nancy Lewis	5-5593 Birchwood Lakeview
Anne Gedeo	5577 Birchwood Lakeview
James H. Flynn	5567 Birchwood Dr. Lakeview
Louis Flynn	" " " "
MRS. M. Cirocco	5545 Birchwood Dr. Lakeview N.Y.
Mr. Gordon Curcio	5545 Birchwood Dr. " " " "
Mr. & Mrs. Ken Kozar	5520 Birchwood Dr. Lakeview

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John McQuinn	5760 West Lane Lakeview
Walter McQuinn	5960 West Lane Lakeview
Richard A Hour	5778 West Lane, Lakeview, N.Y.
Barbara A Hour	5778 West Lane Lakeview N.Y.
Robert A. Zanello	5790 WEST LANE, LAKE VIEW, N.Y.
Bernice P Steeg	5796 West Lane L.V. N.Y.
John E Steeg	5-5796 WEST LANE L.V. N.Y.
Ann Shaper	S. 5802 West Lane
Bruce G. Shaper	S. 5802 West Lane
Jill Shaper	S 5802 West Lane
Sony Shaper	S. 5802 West Lane
Maureen Jurak	55808 West Lane Lakeview
Dr. J. Jurak	55814 West Lane Lakeview
Kathleen Leffler	5820 West Lane
Virginia Boris	3-5819 Apollo Dr. Lakeview
Loletta Nestorud	S 5813 Apollo Dr. Lakeview
Bartana Z. Stubi	S 5787 Apollo Dr Lakeview, N.Y.
Dorothy Krakowski	55771 Apollo Dr - Lake View
Tom Shubert	5769 Apollo Dr
J. Rauricella	5759 Apollo Dr.
Madonna Toney	5741 Apollo Dr Lakeview N.Y.
Vincent J. Toney	5741 Apollo Dr. Lakeview N.Y.

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Ray Gilbert	5526 Birchwood Drive Lakeview N.Y. 14085
Stella Chiochio	5540 Birchwood Dr. Lakeview N.Y. 14085
Carol Kreuter	5544 Birchwood Dr. Lakeview N.Y.
Betty Weber	5552 Birchwood Dr., Lakeview, N.Y. 14085
Elizabeth Crawford	5560 Birchwood Dr. Lakeview N.Y. 14085
Robert & Betty	5564 BIRCHWOOD DR LAKEVIEW NY 14085
M. Mc Skimming	5568 Birchwood Dr. Lakeview N.Y.
M. Mc Skimming	5933 Gallop Rd. Lakeview N.Y.
Karen Garcia	5580 Birchwood Dr. Lakeview N.Y.
James & Sigli	5612 Birchwood Dr. Lakeview N.Y.
Matthew & Fran Kaminski	5618 Birchwood Dr. Lakeview N.Y.
Arvid Sargent	5628 Birchwood Dr. Lakeview N.Y.
Angie Fox	5648 Birchwood Dr. Lakeview N.Y. 14085
Lynda Jayison	5669 Birchwood Dr. Lakeview N.Y. 14085
James J. Truman	5661 Birchwood Dr. Lakeview, N.Y. 14085
William Jaworski	5643 Birchwood Dr. Lakeview N.Y. 14085
Catherine Pizzani	5615 Birchwood Dr. Lakeview N.Y. 14085
Joseph Pizzani	5615 Birchwood Dr. Lakeview N.Y. 14085

