

**Town of Hamburg  
Planning Board Minutes  
March 28, 1990**

The Town of Hamburg Planning Board met in regular session on Wednesday, March 28th, 1990 at 7:30 p.m. in Hamburg Town Hall. Those attending included: Chairman Richard Crandall, Vice-Chairman Elgin Cary, Secretary Gerard Koenig, Sandy Carnevale, Steve Strnad. Others attending included: Dan Gorman, Attorney, George McKnight, Planner, Sheryl Bower, Asst. Planner, and Terry Dubey, Stenographer.

Excused: D. Phillips, D. Gaughan

Minutes of the meeting of 3-14-90 were approved on motion by Mr. Cary, seconded by Mr. Carnevale. Carried.

**Executive Session--**1. Letter received from Arthur Giacalone, Atty. regarding Nicosia's Twilight II. Concern of proposed 100 residential dwelling units to impact on land, water, traffic, character of community, plant and animal life, human health, received and filed.

2. Update on Hamburg Future Development Advisory Board-- Chairman Richard Crandall stated that the report is in the beginning stages of being compiled. A Committee meeting will be held around the middle of April to review the information.

3. **Mobile Home Ordinance--**Comments to be received by Monday. Mr. Koenig submitted his review comments as well as those submitted by D. Phillips.

4. Lake Shore Fire Company--Mr. Schuflakas noted that variances were granted at the March 3rd Zoning Board meeting. Variance granted was 18' on the side yard requirement. Mr. Schuflakas noted that he has incorporated the changes as prescribed by the Planning Board on February 14th. Asst. Planner, Sheryl Bower is to review the plan and if acceptable, the Chairman will sign the site plan.

Motion was made by Mr. Koenig, seconded by Mr. Cary to approve the site plan contingent upon a review of the site plan by the Asst. Planner. Carried.

5. Subdivision Regulations--Review was submitted by G. Koenig to be forwarded to the Engineering Dept.

6. Use of Public Meeting Room for Planning Board meetings-- Board members noted that it is difficult to work with site plans in this type setting. Members asked if the Downstairs Room 7 could be made available. It was noted that Room 7 is also used for Defensive Driving. Mr. McKnight to check out same.

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

Hillsboro Estates Public Hearing.

Secretary Gerard Koenig read the following Legal Notice of Public Hearing:

**TOWN OF HAMBURG  
LEGAL NOTICE  
PLANNING BOARD**

Notice is hereby given that the Planning Board for the Town of Hamburg will hold a Public Hearing at Hamburg Town Hall, S-6100 South Park Avenue, for the purpose of approving Hillsboro Estates Subdivision: On March 28, 1990 at 8:00 p.m.

All of that tract or parcel of land situated in the Town of Hamburg, County of Erie and State of New York and being parts of Lots 45 and 48, Township 9, Range 8 and being more particularly described as follows:

Being all those subdivision lots commencing at the intersection of the west line of Fairway Court (being a 60.00' right-of-way) with east line of Lakecrest Drive (being a 60.00' wide right of way); thence westerly along the south line of Lakecrest Drive to include Subdivision Lots 601 through Subdivision Lot 622 inclusive under

Map Cover 1477;

Also Subdivision Lots 674 through 684 inclusive, and Subdivision Lots 691 through 693 under Map Cover 1477 situated on the north side of Lakecrest Drive;

Also the following described subdivision lots on both sides of Hewson Road (being a 60.00' wide right-of-way) from the north line of Lake Shore Road (being a 125' right-of-way) to the intersection of Hewson Road with the south line of Lakecrest Drive being more particularly described as being Subdivision Lots 561 through 600 inclusive and Subdivision Lots 694 through 733 inclusive as shown on Map Cover 1477 together with all access properties within the bounds of the above described subdivision lots.

Hearing is open to the Public.

Date: March 16, 1990

Richard Crandall, Chairman  
Gerard Koenig, Secretary  
Planning Board

3-22

Chairman Crandall declared the hearing open. Applicants Fran Igoe and Paul O'Neill appeared on behalf of their resubdivision.

Comments were received as follows:

**Engineering--**The following are review comments on a plan dated 2-26-90 and received on 3-5-90:

1. The site is in the Wanakah Water District.
2. The site is in the Erie County Sewer District #2.
3. The site is not in a wetland or flood plain.
4. State permission is required to connect into Rt. 5.
5. All lot lines are to be radial or 90 degree to the street. Label them on the plan as such and revise as necessary.
6. The curve data is to be shown on the plot.
7. There are four (4) stub streets shown on the original map cover. The developer must Prove that he owns these streets.
8. Access is to be provided to the adjoining parcel. The block length is 2500 feet, the code length is 1500 feet.
9. Two (2) walkways to the school property were provided for on the previous map cover. At least one (1) walkway to the school

**Hillsboro Estates Continued**  
property should be provided.

10. The name of the owner or his agent is to be shown.
11. The zoning requirements are to be shown. Do all lots meet the code?
12. The names of all adjacent owners are to be shown.
13. Are any deed restrictions proposed?
14. A topographic map is required.
15. Dimension the proposed set back line.
16. The developer should be notified that the site may not be cleared or stripped without a permit from the Town Engineer.

**Planning** - 1. The name of the subdivision should be on the preliminary plat.

2. The zoning requirements: district and lot size should be indicated on the plat.

3. The names of all proposed or existing subdivisions immediately adjacent should be shown.

4. A topographic map is required.

**Conservation**--The following are the environmental concerns regarding this proposed development, as well as recommendations:

1. The sewage from the proposed development would be treated by Erie County Sewer District #2 plant. This plant was designed to treat 4.5 million gallons per day and it is now treating 4.5 m.g.d. dry weather flow. It appears that Erie County S.D. #2 is currently at capacity, dry weather flow. During periods of rainfall and melt-offs, the wet weather flow is much increased and such circumstances as sewer backup in homes, overflowing manholes and wet weather bypassing of untreated and partially treated sewage into Lake Erie usually occur. I suggest that the Hamburg Planning Board consider the fact that Erie County #2 is at capacity during dry weather when developments are proposed to flow to this plant. Personally, approval of development in a section where the sewage treatment plant is at dry weather capacity is difficult to accept. Traditionally, there has been a reluctance for various government agencies to limit development based on at-capacity or overloaded sewage plants with numerous arguments concerning land-use responsibility, loss of builder time, County vs. State environmental policies however, land development is inextricably linked with treatment of sewage.

2. The land has numerous large trees and I recommend a large buffer along Rt. 5 as well as a buffer strip along the Pinehurst School property for the entire length of the development. The buffer would preserve many large trees and reduce noise. Large trees throughout the project should also be saved.

3. The site plan does not provide any open space. The property off of Fairway Ct. was very, very wet when I walked it and has a long row of large willow trees indicating considerable groundwater presence. Preservation of the row of treed area as an

**Hillsboro Hearing Continued**

open space dedication would also prevent development in a land that is very wet. Continue in the next paragraph.

4. Recently, a 5 acre piece of property was donated to the Town that is remarkably close to this proposed development. The donated site has access to the same area of Fairway Court. An open space dedication of this development's wet Fairway Ct. corner without any homes built on lots 1, 2, 3, 4, 5, 65, 66, 67 with public access through a pathway from Pinehurst School's lower rear parking lot would also increase access to the recently donated open space. An access path from the parking lot would be very helpful for public access because parking along Fairway Court at the hill and the turn is difficult because the road is narrow. Recommendation: An open space dedication of property in the Fairway Ct. section of large Willow trees and standing water, lots #1, 2, 3, 4, 5, 65, 66, 67, with an access path from the Pinehurst School lower parking lot.

5. On March 22, I walked the entire length of the proposed development and it was wet, characterized by large standing pools of water from 1" - 2" deep to 12" deep. Most of these sizeable pools were located either near Fairway Ct. or near Rt. 5 or near lots 57 and 7, 8. The Storm water Drainage map, Map 11, P. 45 of the Town of Hamburg 2010 Master plan shows this location to be "general isolated problem". Since this location is wet and in a designated isolated drainage problem area, clustering homes in the driest sections should be considered.

**Building Inspection**--This proposed subdivision appears to conform to the R-1 zoning classification for single family residence with a public sanitary sewer. Lakecrest Drive and Hewson Rd. will be constructed to Town of Hamburg specifications approved by the Town Engineer.

Mr. O'Neill noted that this is a resubdivision of filed Map Cover 1477. Mel Johnson, is the developer, and is building according to 90' requirements. I feel this addition would be beneficial to the neighborhood. The right of way will be widened to 70' requirements.

Mr. R. Frazier, resident of Lakecrest, noted a concern of traffic safety at the intersection. He feels a stop sign should be in place. This matter is something to be reviewed by Traffic Safety.

Mr. O'Neill also stated that he has been in touch with Jerry Devlin and Mark Farisi of the Division of Sewerage Management. It was explained to him that they are at or near maximum design. At the present time, a study is being proposed to improve the station for more capacity. There is no question of capacity in the lines. The problem is in the station for pumping. At the present time,

**Hillsboro (Continued)**

there have been no rejections for applications into the system. As long as the effluent is not down-graded, they will not put a stop on the application process. There is a safety factor in the design of the effluent and as long as it is treated properly, the County will continue to issue permits. According to a study, the plant needs to be upgraded sometime in 1990 and it appears that they are on schedule. The study is now being done to upgrade the station. The D.E.C. is presently handling the situation as the County does not have a licensed engineer on staff. The D.E.C. is the reviewing agency. Mr. O'Neill noted that it is a calculated risk that a developer takes when a situation like this arises. Mr. Crandall stated that he would like to speak with Jerry Devlin.

Mrs. Lee Rockwood of the Conservation Board stated that she walked the entire area and wrote her observations. Mr. O'Neill stated that he is working with a resubdivision of an old map cover. If he changes the alignment of the road this would be considered a new subdivision. Mr. Cary pointed out that wet land can also be drained.

Motion was made by Mr. Cary, seconded by Mr. Carnevale to **Table** this matter for further review as to the solution of the open space and resolution of the Sewerage Management problem. Carried.

**Baillie Lumber Co. - Proposed Expansion - 4002 Legion Drive**

Messrs. Dave Kowalski, R. Eichler, and Bob Stievater appeared before the Planning Board on the proposed office expansion of Baillie Lumber which is located on Legion Drive. Comments were received as follows:

**Planning** - 1. An area map of the location must be included. 2. The handicap parking spaces should be labeled. 3. The square footage of the addition should be included. 4. Is there to be any additional landscaping? 5. What currently exists on the western portion of the site?

**Engineering--**1. The site may be in the D.E. C. fresh water wetlands. Grading or clearing within 100 feet of a wetland is a regulated activity and the D.E.C. should be contacted for a determination. 2. A pavement detail is required. 3. Drainage arrows are to be added to indicate surface flows. 4. Show the roof drain spout for the addition piped to the storm sewer or ditch.

**Building Inspection--**The existing building is a 2 story 15,300 s.f. foot office which is covered under 29-119H. For the Zoning Code, parking required would be 87 spaces. The new addition, which is approximately 5,312 s.f. requires 30 spaces for a total of 117. Only 75 spaces are shown on the plan. There should be a total of 5

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**Baillie (Continued)**

handicap spaces of which 1 is for the new addition and the other 4 for the existing building.

Attorney David Kowalski stated that Baillie Lumber was present before the Planning Board on the original proposal 10 years ago. At that time, Section 29-59A(1B) stated that they were considered an administrative office and needed only 58 spaces. It was also noted that their proposed expansion does not impinge on the wet land area. The Conservation Board comments however, are not yet available.

On the issue of parking, Mr. Kowalski stated that he had a memo to the Building Inspector dating back to June 28th 1978 stating that they were considered a professional office. To date, Conservation Board comments have not as yet been received. Mr. McKnight informed the board that they are not infringing on the wet lands. Board members agreed to table the matter for 2 weeks, pending a recommendation from the Conservation Board and the presentation of the letter denoting the parking regulations. It was also agreed that 2 handicapped spots should be designated on the site plan.

Motion was made by Mr. Strnad, seconded by Mr. Cary to **Table** this matter until the April 25th meeting as the agenda for April 11th is already at full capacity. Carried.

**Peter Liberatore - Park Square Apartments - near NYSEG parcel.**

Mr. Peter Liberatore appeared before the Planning Board on a proposed 4 building 24 apartment complex to be located near Lincoln Square. Mr. McKnight informed the applicant that residents have been calling into the Department to complain that there is inadequate parking now. Mr. Liberatore responded that they are in the process of correcting the parking problem by designating a visitor parking area. Comments from departments were received as follows:

**Planning--**It is unfortunate that the buildings have been packed in so precisely, as to exclude any landscaping that may have lent aesthetic value to the quality of life of those living in the apartment complex.

**Engineering--**1. State approval for access is to be acquired before plan approval. 2. An additional hydrant is to be installed at the end of the line. The second hydrant is to be installed midway between the end and South Park Avenue. The plan is also to be reviewed by the Scranton Fire Company. 3. Mainline (8") sanitary sewer is to be installed under a permit issued by the Engineering Dept. A detail sheet is to be submitted showing installation and testing specifications in accordance with town standards. The sewer will be privately maintained. The sanitary is connected to a private system. Permission must be obtained from the owner. The

existing is not drawn correctly on the plan. Revise as necessary. 4. Elevations are required for the road, buildings, and the garages. 5. Storm sewers and catch basins are required to serve the site. All roof downspouts are to be connected to a storm sewer. Design calculations are to be submitted for review. Storm detention ponds are to be enclosed with a 6' chain link fence. Include a gate for access. Design an outlet structure for the pond and detail side slopes and other construction details. Permission from the power company will be required. 6. Curbing is to be installed all along the north line of the roadway and on both sides of the entrance near South Park. 7. The site location plan could use a little more detail and labeling.

Chairman Crandall noted that he would like some type of comment from the Fire Department that they can gain access to the facility for fire protection purposes. Based on the above information, amendments are needed on the site plan. Also, Recreation has not responded to this site plan.

Motion was made by Mr. Cary, seconded by Mr. Carnevale to **Table** until the April 25th meeting. Carried.

#### **Brierwood - Proposed Map Cover on Townhouses**

Attorney Walsh and Messrs. Edward & Patrick Burke appeared before the Planning Board on their proposed townhouse development at Brierwood, namely Pinegrove Townhouses. Comments were received as follows:

1. It is required and necessary to do an accurate review to include the acreage, the lot size, and the % of building ground coverage, the square footage of each townhouse and its patio living area. Five of the townhouse groupings exceed the permitted length of 160'. The following lots do not meet the minimum lot size of 2000 s.f.; 35, 16, 8, 11, 30, 34, 15, 7, 19, 31, 26, 14, 6, 20, 25, 13, 21, 2, 24, 12, 3, 29. All lots have a rear yard of less than the required 20'. All lots have a front yard of less than the required 35'. Four of the groupings of townhouses have side yards which do not meet the required distance of 35' between a grouping and a public or private road. As per Section 29-166K, how will adequate outdoor privacy be secured for each unit? Will two off street parking spaces be provided for each unit? All of the lots lack the minimum 250 s.f. feet of patio living area exclusive of parking and service areas.

Mr. McKnight asked for the advice of counsel, Dan Gorman as to the identification of property lines of units as they conflict with townhouse regulations. It was noted that open space owned together is acceptable as it relates to townhouse regulations. It was also noted that there is latitude when it relates to the P.U.D. and the Planning Board has the ability to waive or adjust. This meets the ordinance in common area. Therefore, as to lot size, items, 1-2-3

**Pinegrove (Continued)**

4 and 5 have been covered by the Planning Board Attorney's interpretation. On Item 6, the intent has been addressed. Items 7 and 9 relate to outdoor privacy. They are leaving it to each homeowner to decide as to what they want. As far as off street parking, there is a 2 car garage with each unit and allows 1 car in front to a total of 4 cars.

Motion to approve the Map Cover of Pinegrove was made by Mr. Koenig, seconded by Mr. Strnad. Carried.

**Summerway Lane - 4 Seasons Subdivision**

Applicants did not appear. A Memo was received from the Engineer's Office which reads: 1. This would be a subdivision and must be approved by the Planning Board if it is to be used for building development, Section 31-12(F). 2. Four Seasons has two (2) stub streets. The one (1) to the north was not allowed to connect into the Havenwood Subdivision off Rt. 20. The Summerway stub is the only means to have an alternative exit. 3. Building a home behind 38-37 would require a lot of fill or a pump to connect to the sewer. Filling may cause drainage problems for sublots 38-37 if not done properly. The Erie County Water Authority should be consulted to see if water service will be allowed. Dick Smith now requires room to push snow on these types of stub streets. The only place to push snow would be into the proposed driveways off the end.

**Twilight II Subdivision - Ben Nicosia - Bayview Road**

Mr. Dave Petit, of Nussbaumer & Clarke appeared before the Planning Board on the proposed Twilight II Subdivision which has been rezoned to accommodate the same type of housing as in Twilight I. Mr. Mike Sendor appeared at the Conservation Board meeting and has redesigned and made changes as requested by that Board. There are 69 lots proposed with 138 units. 4.2 acres of green space has been designated on the site plan. There is a 50' buffer consisting of 1.8 acres between existing residents and the new project. 1.6 acres of open space has been designated at the southeast corner of the property. There is also 7.1 acres on the west side of the property which has been set aside to preserve some of the wooded areas. Comments are as follows:

**Planning** - I have received comments from Dick Tripp in Recreation and he states that this development will need a fairly large recreation area (3-4 acres) since there is not a developed area within walking distance.

**Engineering** - 1. Map covers have been filed using Twilight Part I and Part II. This section should be called Part III. 2. The site is not in the F.E.M.A. flood plain. 3. The site is not in a D.E.C. wetland. 4. The site is in the Big Tree Fire Protection

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District. 5. The site is in existing sewer and water districts. 6. All lot lines on a curve are to be radial. Label them radial on the plan. 7. All curves are to have a 150' minimum radius. Label the radius on the plan. 8. The road right-of-way is to be 70' wide. Show the width on the plan. 9. The cul-de-sac is to have a 75' radius. Show the radius on the plan. 10. Bayview Road should connect a proposed subplot 16. The water and sanitary will have to connect there and a second exit-entrance is desirable. 11. The double access lots on Bayview and the cul-de-sac should not have access to Bayview. Label this on the plan. 12. A topographic map is required. 13. A vicinity map is required. 14. The names of adjacent owners are to be shown. 15. A copy of the proposed deed restrictions should be submitted and approved prior to preliminary plat approval. 16. The sublots are to be split with a dash line and re-numbered for individual sale as duplex units. 17. Label the building setback line.

**Building Inspection--**Area is zoned R-2. Please define the term "buffer strip." If the 50' buffer strip at the rear of the houses on Beetow Drive is anticipated to be used for drainage, it should be noted in the minutes. If it is to be forever wild, it should be so stated. The 20' buffer strip adjacent to the Erie-Lackawanna Railroad also must be defined as to whether it will remain forever wild, planted, or be used for drainage. I need to know the acreage to determine the green area that is required. Bayview Road appears to be approximately 65' as far as right-of-way width. Beetow Drive is 50' wide, if it is drawn to scale. Sublots 48, 49, 50, 51, 52, and 53 are approximately 80' wide at the setback line and 130' deep which is equal to 10,400 s.f. under 29-39A (2). The code requires 10,620 s.f. Other lots that are 80 feet conform to the square footage are sublots 18, 19, 20, 21, 41, 42, 43, 44, 45, 56, 57, 60, 61, and 62.

**Erie County Planning -** Night-time rail operation may require added insulation to buffer noise. Drainage problems may exist along the tracks. Check electro-magnetic radiation levels along Niagara Mohawk transmission line.

Chairman Crandall pointed out that it was his belief that when the rezoning petition was filed, it called for 50 lots, and 100 units, This is a substantial 25% increase calling for 69 lots and 138 units. Mr. Petit responded that the lots are now smaller. Initially, the lots were 400' deep along the existing Bayview Road. With the extension of the interior road, there was a realignment in the lots. As a result of the cul-de-sac, additional lots were created. Chairman Crandall presented the Town Board resolution that established the initial size and number of units. Now a higher density has been created.

A resident of 4310 Beetow Drive asked if the Planning Board members received a letter from Attorney Arthur Giacalone. Response given was that the members did receive the letter. It was noted

**Twilight (Continued)**

that a full D.E.I.S. should be implemented. Mr. McKnight asked in what specific areas this study should be done? Mr. Tom Gregory asked who owned the buffer zone. It was explained that the Town would own it, it would remain a natural buffer with no maintenance.

Motion was made by Mr. Koenig, seconded by Mr. Cary to Table for resolution of some of the outstanding issues. Carried.

**Baer's Carpet Den - Camp Rd. across from Hill's Department Store**

Mr. Charles Baer of the Baer's Carpet Den appeared before the Planning Board with a survey of his business which is located across from Hills. Mr. Baer stated that a Building Inspector stopped by his business and advised him to come before the Planning Board as this is a commercial enterprise and knowledge of it must be known by the board. This was once the Honda Motorcycle business that was conducted by Mike Casey, and of more recent date, operated by Anchor Marine. Mr. Baer has done nothing to change the operation as far as construction wise is concerned. He has, however put up an awning sign to advertise his business. He also plans to put up an outdoor sign on an existing pole. No further motion was necessary to approve the business as Mr. Baer is operating according to the code.

**Berkley Square - Planned Unit Development - Big Tree & Bayview Rd.**

Applicants were not present for review. However, comments have been prepared and submitted by departments.

**Planning - 1.** According to Article VI, Section 31-25, "a sketch plat shall show...approximate right of way width, drainage and utility easements, existing structures, wooded areas, approximate number of acres devoted to each use, total acreage, existing zoning, all existing and proposed utilities, isolated trees...and a topographic map." **2.** This parcel is not zoned properly for a P.U.D. **3.** Will the restaurant and retail adjacent to the park have access from the park? **4.** Can the retail/office and park space be more integrated in to the total development. **5.** Because of the size of this development, sketches, cross sections, and/or streetscapes would be welcomed. **6.** Flexibility of lot size requirements is given to allow for innovations of design, uses and the protection of open space; this does not seem to be clearly accomplished in this plan.

**Engineering - 1.** The site is in existing sewer and water districts. **2.** The site is not in a D. E. C. wetland or flood plain. **3.** The site is in the Big Tree Fire protection district. **4.** State approval will be required for access to South Park. This section of South Park is narrow and at a steep grade. We do not think a connection should be allowed along this road. **5.** County approval will be required for access to Bayview. We suggest access

**Berkley Square Continued**

be limited to one (1) roadway. 6. Big Tree is a Town road but is very busy at times. We suggest access be limited to one (1) roadway and that the lots front on interior roads and non on Big Tree Road. 7. If the park land was moved to the southwest corner of the site it would abut the existing Misty Meadow Park and make one (1) parcel. 8. The road widths and layout should conform with the subdivision regulations.

**Building Inspection**--Property is zoned C-3 and covered under 29-80. This includes office buildings and offices. This parcel of property does not have sanitary sewers. However, the district can be extended. The retail office on Bayview is too close to the road due to improper setback. Residential units are not permitted in C-3 districts and will require a rezoning. Townhouses must be setback 40' from South Park Avenue.

Matter to be heard at the April 11th meeting.

**Armor Construction - 4949 Clark Street**

Director of Planning informed the board that Armor Construction has just reconverted an old home in Armor for an office and sales display for windows and custom kitchens. They are in a C-1 zone, which allows a retail business. They have brought in a survey of the property and would like to know what they need to continue their operation. Board members noted that a site plan is in order and they should be scheduled on the next agenda.

**Other Matters:**

1. Matter on deed restrictions for Ravenwood North. Comments were submitted by G. Koenig.

2. Soil Erosion - No action taken.

3. Correspondence: Innovative Homes - Building Inspection Property is R-2. S.L. 3 and 4 would violate 29-39B(1) The code requires 85 feet. There is 84.75 feet. This is a zero lot line with a party wall between two residents. All other setbacks appear to conform. If the attached garage was constructed on S.L. 1 and 2, it may possibly violate our setback requirements. S.L. 3 and 4 appear to have garages in the front of the residents.

4. Letter received from Building Inspector on Woods at Versailles.

5. Letter received from Engineering on Leisureland--1.3 The plan submitted appears to be an earlier version of a plan last submitted on 9-25-89 and was last reviewed on 9-13-89. The plan was never revised as directed by the Planning Board and never stamped approved. Regardless, the building has since been

**Leisureland (Continued)**

constructed. 2.3 The New Stone area shown is not acceptable. It is to be "new paved area." 3.3 The Truck World site plan in 1987 shows an open drainage ditch through the proposed site. Where will the run off go now? 4.3 Show the pipe size, slope, length, material, and invert elevations for the proposed storm sewer and ditch. More than one catch basin should be installed to drain an area that large. 5.3 A water line is shown on the 3-23-90 plan. The agreement made with the Scranton Chief is to be noted on the plan. Specify the type of hydrant, type of pipe. Approval of Erie County Water Authority is also required.

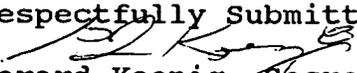
**Proposed 1990 Mobile Home Court Ordinance**

We propose that Section 30-A-8 (C-2) Design standards be modified to include the design (layout) standards from Section 31-18 of the Subdivision regulations. The use of these standards will assure proper ingress and egress for emergency vehicles, moving and delivery trucks, trash pickup and mobile home setup. (Submitted by Engineering).

It was noted that both Dick Crandall and Dan Gorman will not be present for the April 11th meeting.

Motion was made by Mr. Cary, seconded by Mr. Carnevale to adjourn the meeting. Meeting adjourned at 11:00 p.m

Respectfully Submitted,

  
Gerard Koenig, Secretary  
Planning Board

**Next Meeting:**  
April 11, 1990 7:30 p.m.