

TOWN OF HAMBURG PLANNING BOARD AGENDA

DATE: March 30, 1988

TIME	NAME	PURPOSE
7:30	MEETING WITH HAMBURG DEV. CORP. REAL ESTATE COMMITTEE XXXXXXXXXXXXXXXXXX	
8:00	Radiation-Oncology Medical Commerce Park	cont. of [unclear] site plan revisions w/ [unclear]
8:20	Mr. Zimmer Big Tree Subdivision	next to Big Tree Road
8:40	West Herr Ford J. Wabich Revised site plan	[unclear]
9:00	Oakridge Sub	[unclear] 13th S.S. G.K. carried
9:20	Krepe-Kraft G.M. [unclear] monitor	check water [unclear] D.G. G cont of [unclear] G.K. carried
9:40	Flower Vending 5071 Southwestern Blvd. (old Esso Station next to Mickey's)	Ellen Cahill (837-2954)
10:00	Bill Driggs Cardinal Ind.	Refer to ZBA 1 for [unclear] deny = app. D.G.
		deny 10 [unclear] E.C. carried
	next to Grossman's	

Approval of Minutes

1. R-4 zoning in Town ✓
2. Return of W-4's for Shirley Beale--Finance ok ✓
3. [unclear] in [unclear] no!
4. [unclear] site [unclear]
5. Grossman's & Co

check out back
see various
no env. [unclear]
[unclear] [unclear]

Tri-Delta & Co) done

Grossman's plan
20' 5' 160' [unclear]
4, 161 [unclear]
6' [unclear]

$$\begin{array}{r} 422 \\ 80 \\ \hline 502 \end{array}$$

$$\begin{array}{r} 420 \\ 80 \\ \hline 500 \end{array}$$

TOWN OF HAMBURG

PLANNING BOARD MINUTES

3-30-88

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

Members attending included: Chairman Richard Crandall, Dennis Gaughan, Elgin Cary, Steve Strnad, Gerard Koenig, Sandy Carnevale. Others attending were: George McKnight, Attorney Dan Gorman, and Terry Dubey, Stenographer.

EXCUSED: G. Gerald Valgora

Minutes of the meeting of 3-16-88 were approved as amended by Mr. Gaughan, seconded by Mr. Koenig. Carried.

The Executive Session was devoted to a meeting with the Hamburg Development Corporation for the purpose of exchanging ideas on future development that relates to real estate and land use in the Town of Hamburg. A suggestion was made to send the Planning Board agenda to the Committee and to publicize an agenda in the newspapers to keep the public aware of upcoming projects. A letter is attached explaining the functions of the Committee.

RADIATION-ONCOLOGY - COMMERCE PARK - REVISED SITE PLAN

Mr. John Kloch, engineer for Radiation-Oncology appeared before the Planning Board with revised drawings on the medical office to be located in Commerce Park. Input was received from the following departments:

ENGINEERING - J. GILBERT

Since my previous memo on this subject, I have inspected the "temporary" sewage pump station. I have found the installation, which is not owned by the Town, to be in shambles. Half the gate is off its hinges and lying on the ground. Locks for covers are missing, bulbs to indicate problems are broken. We are told the station operates manually with the Red Roof Inn maintenance man in charge of turning it on. This is a situation which should not be allowed to continue.

Our file indicates the easement for the force main into our Master District was a temporary easement of one year duration. We have no indication that it has been renewed. Our present thinking on street lights is there should be no more than five lights installed on the south side of the road. In the future as the north side develops there would be a need for another five lights. These lights are to be installed by the developer under a Public Improvement Permit obtained from the Town.

On the removal of existing curb at your driveways we ask you note as follows: "A Town highway excavation permit is required for the curb work. The phone number is 649-7700 for the highway dept." We attach a proposed detail for the new curb. The parking nearest the road will require a variance from the Zoning Board of Appeals. There is still the sanitary sewer problem. I am waiting for a Professional Engineer's report that the "temporary pump station is now not overloaded and will not be overloaded because of the added load from this project. In a separate memo, I have spoken to the obligations of the developer on the pumping station and street lighting for Sheet S-3. Show existing storm sewer inverts and sizes on the plan. Show proposed invert.

RADIATION-ONCOLOGY (CONTINUED)

PLANNING - G. MC KNIGHT

The revised site plan still shows parking spaces within the first 35' of the edge of the right-of-way. This will have to be approved by the Board of Zoning Appeals. The Planning Board should not, however, give final approval to this site plan until two long standing issues are resolved.

1. The developers of Commerce Park Subdivision were required to install street lights. The subdivision was approved by the Town in 1979 and the lights still have not been installed.

2. A "temporary" sewage pump station was installed to pump the sewage from the Red Roof Inn to the Erie County sewer line at Leisureland. The sewage from this commercial subdivision is intended to flow by gravity to the trunk line that crosses the property in the wooded area behind the existing development. The pump station was used (not new) when it was installed and its future life is in question. In addition, the line that ties into the County sewer at Leisureland is on a temporary easement across Thruway property that expired more than 7 years ago. The developer needs to resolve both of the above problems either thru the necessary construction on a performance bond before we approve any additional development.

Motion was made by Mr. Gaughan, seconded by Mr. Carnevale to approve the site plan contingent upon Engineering Department approval and the resolution of the long outstanding problems with the sanitary sewer and the installation of the required street lighting issue. Carried.

RICHCREST SUBDIVISION - MR. ZIMMER - BIG TREE RD.

Mr. Zimmer appeared before the Planning Board with a revised site plan for approximately 34 sublots on Big Tree. The name of the street has been changed as requested along with changes in dimensions on some of the lots. Plan is to be submitted to the Conservation Board. A letter on the drainage was submitted from the Highway Dept. An Environmental Assessment was also submitted. If the various departments have no objections, applicant can proceed to public hearing. Subdivision fee of \$75.00 and legal description will be required.

WEST-HERR FORD (JOHN WABICH) CAMP ROAD (FORMER TOWN & COUNTRY LOCATION)

Mr. John Wabich appeared before the Planning Board with a revised site plan for the truck display center on Camp Road. The back portion, which was once the old racetrack will be used for the storage of additional vehicles. Engineering wrote a memo stating no problem with the revised site plan.

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

DUANE DRAUDT - OAKRIDGE SUBDIVISION EXTENSION #8

Mr. Duane Draudt appeared before the Planning Board with a proposed subdivision layout of approximately 17 sub lots which is Oakridge Sub. Extension #8. A legal description has been submitted in order to proceed to Public Hearing. No Environmental Assessment is required at this time as one was originally submitted for the entire acreage.

3-30-88

OAKRIDGE SUBDIVISION (CONTINUED)

A \$75.00 filing fee will be required for the Public Hearing. Hearing is to be scheduled for April 13th at 8:00 p.m.

Motion was made by Mr. Strnad, seconded by Mr. Koenig to proceed to Public Hearing set for April 13th. Carried.

KREPE-KRAFT - ADDITION AT RAVENWOOD NORTH

Mr. L. Eckman appeared before the Planning Board on a proposed addition located on Bayview Road. The addition will be used for warehousing for a 2 year period. The Engineering review was given to Mr. Eckman. The original waterline was never accepted by the Town. This is an item that should be addressed by Monte Riefler. Director of Planning to speak with Town Engineer on the matter.

Motion was made by Mr. Gaughan, seconded by Mr. Koenig to approve the site plan contingent upon Engineering Dept. approval. Carried.

CARDINAL INDUSTRIES - EXTENSION OF FAIRFAX PARK APARTMENTS.

A memo was prepared by the Director of Planning, G. McKnight: When Cardinal Industries first contacted me about acquiring the property owned by Brad Haefner for expansion of their apartment complex, I was asked for specifications from the newly adopted zoning ordinance. I discussed setbacks from property lines and between buildings. I was asked what the maximum allowable density was. I said it depended on the setbacks and parking requirements. I was wrong--I had completely forgotten that there is also a 3,500 s.f. per dwelling unit requirement. By following my directions, they have designed a development with too high a density. Therefore, an appearance will be required at the Zoning Board of Appeals.

Motion was made by Mr. Gaughan, seconded by Mr. Cary to forward a favorable recommendation on the complex. Variances on square footage and parking will be required. Carried.

FLOWER VENDING - 5071 SOUTHWESTERN BLVD. ESSO STATION NEXT TO MICKEY'S

Director of Planning George McKnight informed the board that a request has been made for a flower vending operation to be conducted on Southwestern Blvd. and Camp. At the present time, there is no set policy on temporary operations such as this. Also, there is no designated policy on how to control an orderly growth of such items. Mr. Crandall is to draft a memo to the Town Board with some type of recommendation.

R-4 ZONING ON 100 ACRES OF LAND NEAR THE NORFOLK & SOUTHERN RAILROAD

In view of recent objections that have been raised about the expansion of mobile home parks in the Town, it was noted that land near the Norfolk and Southern Railroad is zoned R-4. A suggestion was made to cut back on this type of zoning in the future. Director of Planning to come up with compatible contiguous uses for which the land could be best utilized.

SIDEWALKS - DEERFIELD SUBDIVISION

Motion was made by Mr. Gaughan, seconded by Mr. Koenig that no sidewalks are required in the woods of Deerfield Heights Subdivision in order to be more consistent with the suburban atmosphere which is trying to be created. Carried.

MAP COVERS SIGNED BY CHAIRMAN CRANDALL FOR:

Alice Subdivision
Christine Subdivision

Motion to adjourn was made by Mr. Koenig, seconded by Mr. Gaughan. Carried.
Meeting adjourned at 10:45 p.m.

Respectfully submitted,

Elgin Cary
ELGIN CARY, SECRETARY
PLANNING BOARD

NEXT MEETING: APRIL 13, 1988
7:30 p.m.

TOWN OF HAMBURG

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



Supervisor
JACK QUINN, JR.

Councilmen
D. MARK CAVALCOLI
JAMES F. CONNOLLY
DANIEL J. HENRY
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 31, 1988

TO: Town of Hamburg Engineering Dept.

SUBJECT: Sidewalks for Deerfield Heights Subdivision

At the Planning Board meeting of 3-30-88, the following motion was made:

Motion was made by Mr. Gaughan, seconded by Mr. Koenig that no sidewalks are required for the Deerfield Heights Subdivision in order to be more consistent with the suburban atmosphere which is trying to be created.

Carried.

Richard Crandall, Chairman
Planning Board

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 28, 1988

MEMO TO: The Zoning Board of Appeals

FROM: George McKnight *G.M.*

SUBJECT: Fairfax Park Apts.

When Cardinal Industries first contacted me about acquiring the property owned by Brad Haefner for expansion of their apartment complex I was asked for specifications from the newly adopted zoning ordinance. I discussed setbacks from property lines and between buildings. I was asked what the maximum allowable density was. I said it depended on the setbacks and parking requirements. I was wrong--I had completely forgotten that there is also a 3,500 square foot per dwelling unit requirement. By following my directions, they have designed their development with too high a density.

MEMO



Date: March 28, 1988
To: Town of Hamburg, NY
From: Cardinal Industries, Inc.
Subject: SEQR Application No. 88 - 4
Fairfax Apartments, Phase II

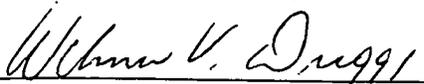
Gentlemen:

The following is a response to your possible environmental concerns dated February 28, 1988:

- 1) Cardinal has a tree savings program and will preserve all possible existing trees. Because of the change in grade required to properly drain the site, it will be difficult to save many trees except around the exterior of the property. As is evident from inspection of our Fairfax Park, Phase I development, extensive new planting is part of our development program. We also will work with the adjacent owner to the west to provide additional plantings for screening.
- 2) As indicated on our proposed site plan, the residents to Phase II will use the present access drive for Phase I, thus creating no new curb cuts. Although some additional traffic will be generated, the impact should be considerably less than almost any commercial use allowable under the present zoning classification.
- 3) Storm water from Phase II will be collected in covered storm drains and diverted to the storm sewer that extends north by easement to the small stream on the adjacent property. Detention of storm water will be part of the development plan to reduce the impact of surface water drainage down stream.
- 5) The trees along the north property line will be undisturbed and should provide a good buffer from the adjacent property.
- 5) Although the proposed density of 16.76/acre will require a variance for approval, the development plan meets all setback and spacing requirements and the low profile one story design gives the appearance of less density than 2 or 3 story units that obstruct the view of surrounding properties. Every effort will be made to preserve green space and extensive new landscaping will be part of the development plans.

I hope this response adequately addresses your concerns.

Very truly yours,
CARDINAL INDUSTRIES, INC.



Wilmer V. Driggs
Area Mgr. Land Acquisition

HAMBURG DEVELOPMENT CORPORATION

6100 SOUTH PARK AVENUE • HAMBURG, NEW YORK 14075 • 649-6111

President: Jack Quinn
Vice President: Thomas Sellers
Treasurer: Judith Bassini
Secretary: Thomas White

Executive Director: Ronald Hayes

TOWN OF HAMBURG PLANNING BOARD EXECUTIVE SESSION

Hamburg Planning Board Room
March 30, 1988
7:30 p.m.

DESCRIPTION: HAMBURG DEVELOPMENT CORPORATION (HDC)

The Hamburg Development Corporation (HDC) is a not for profit Local Development Corporation initiated in January 1986 by Supervisor Jack Quinn. The Corporation's membership is composed of businessmen, residents and government officials determined to expand economic growth and the controlled development and improvement of commercial and residential properties in the town of Hamburg and the villages of Blasdell and Hamburg.

The HDC Board of Directors and members utilize their expertise to advise the Town in undertaking development activities. The HDC works closely with the Town of Hamburg through the Department of Community and Economic Development and the Department of Planning. The HDC also provides oversight and expertise for the Hamburg Industrial Development Agency.

HDC ACTIVITIES OF THE BOARD

The HDC has operated successfully as a business organization with the priority goals of assistance to existing businesses in the town and two villages and the creation of business from outside the town. The majority of the HDC activities are initiated through the committees of the Board: HDC Loan Committee; HDC Marketing Committee; HDC Real Estate Committee; HDC Long Range Planning Committee

The HDC Loan Committee formally introduced the Hamburg Business Development Fund (HBDF) in August 1987. The HBDF has received \$242,000 in Community Development Block Grant funds from the town of Hamburg to be utilized for business development and job creation.

In 1987 The Loan Committee reviewed 9 loan requests and approved a total of 4 loans at \$100,000 to existing business. \$25,000 HBDF loan to Hamburg Offset Printing toward a \$115,000 purchase and renovation of a larger facility, they will create 5 new jobs; \$20,000 HBDF loan to Angela Mia's, makers of frozen pizzas for home delivery, a total of \$78,000 will be utilized for a business and marketing expansion program, they will create 10 new jobs; \$25,000 HBDF loan to Koramco Incorporated, manufacturer of lens' polishing powders, a total of \$75,000 will be utilized to acquire equipment and finance working capital for business expansion, they will create 7 new jobs; \$30,000 HBDF loan to Shaw and Shaw toward a \$225,000 renovation of the Old Bayview School House for State Music Distributors and law offices, they will create 5 new jobs.

The HDC Marketing Committee is responsible for the development and coordination of the marketing program for the town and its two villages. The program is designed to assist existing businesses located in Hamburg and to market the town as desirable location in which to locate and conduct business. On the local level the HDC hired The McLaughlin Group to develop a promotion and marketing strategy for Hamburg. The Marketing committee is coordinating the town participation in the Metro Buffalo Alliance, a regional marketing program sponsored by the Greater Buffalo Chamber of Commerce.

The Real Estate Committee is composed of interested realtors doing business in the town of Hamburg. The committee will offer technical expertise to the Department of Community Development, Departemnt of Planning, Planning Board and Zoning Board of Appeals to evaluate land needs and uses.

The Long Range Planning Committee is designed to assist the town and its two villages develop a strategy for development through the use and review of their respective Master Plan and the review of the future needs of the business community. Long Range Planning is required to identify the future role of the HDC and the HIDA in the town of Hamburg and Erie County.

HAMBURG DEVELOPMENT CORPORATION

COMMITTEES OF THE BOARD

AUDIT COMMITTEE

CAPITALIZATION/GRANT COMMITTEE

Judith Bassini	- Goldome Bank	635-2445(work)
Jack Quinn	- Hamburg Town Supervisor	649-6111(work)
John A. Russo	- Exec. V.P., Sorrento Cheese	823-6262(work)

LOAN COMMITTEE

Richard G. Boehm	- Ass't Town Attorney	649-5900(work)
Alan Boyce	- Ass't V.P., Chemical Bank	852-5280(work)
Robert Chesbro	- Damon & Morey Attorneys	856-5500(work)
Eugene Jurkiewicz	- Manager, M & T Bank	674-2550(work)
David Rieman, Jr.	- Trustee, Village of Hamburg	649-0200(work)
John A. Russo	- Exec. V.P., Sorrento Cheese	823-6262(work)
Jim Wright	- Adm. Controller, Stimm Assoc.	681-8300(work)

LONG RANGE PLANNING COMMITTEE

David Bailey	- Sears Roebuck Company	821-5770(work)
Judith Bassini	- Goldome Bank	883-8627(work)
Peter Fenn	- Potter Realtors, Inc.	649-0301(work)
Thomas Sellers	- V.P., Chas.J. Sellers Ins.	627-5400(work)

MARKETING COMMITTEE

Joseph Almeida	- Century 21-Almeida	648-1200(work)
Judith Bassini	- Goldome Bank	883-8627(work)
James Bratek	- Private Industry Council	856-8705(work)
Peter Fenn	- Potter Realtors, Inc.	649-0301(work)
Thomas Sellers	- V.P., Chas.J. Sellers Ins.	627-5400(work)
John Ely	- Realty World-Realty Center	649-1234(work)

HDC - COMMITTEES OF THE BOARD

Page 2

MEMBERSHIP/NOMINATING COMMITTEE

Dennis DiPaolo - Ilio DiPaolo's Restaurant 825-3675(work)

REAL ESTATE COMMITTEE

Joseph Almeida - Century 21-Almeida 648-1200(work)

Rosalie Bowman - Hunt Real Estate 648-2300(work)

John Ely - Realty World-Realty Center 649-1234(work)

Peter Fenn - Potter Realtors, Inc. 649-0301(work)

Robert Ganey - William Ganey, Inc. 649-1855(work)

Barbara Neureuter - Realty World-Neureuter 648-7700(work)

Chuck Olds - F.E. Blaine Realtors 649-6211(work)

HAMBURG DEVELOPMENT CORPORATION

BOARD OF DIRECTORS

David A. Bailey	Sears Roebuck Co. McKinley Mall Blasdell, New York 14219	821-5770(work) ext.711
Judith Bassini Treasurer	Goldome Bank Amherst, New York *303 East Main Street Hamburg, New York 14075	649-8652(home)
Dan Bicz	Gateway Trade Center 2544 Clinton Street Buffalo, New York 14224	826-7310(work)
Richard G. Boehm	20 Buffalo Street Hamburg, New York 14075	649-5900(work)
Alan Boyce	Chemical Bank 5 Niagara Sq., Buffalo 14202 *4050 Staley Drive Hamburg, New York 14075	852-5280(work)
James Bratek Secretary	Private Industry Council 170 Franklin St., Bflo. 14202 *83 Pearl Ave. Blasdell, New York 14219	856-8705(work)
Robert Chesbro	*Damon & Morey 1600 Main Place Tower Buffalo, New York 14202 6571 Taylor Rd., Hamburg	856-5500(work)
Peter Fenn	Potter Realtors, Inc. 138 Main Street Hamburg, New York 14075	649-0301(work)
Stan Figiel	Woodlawn Community Revitalization Corp. 3291 Lakeshore Road Woodlawn, New York 14219	826-1288(work)
Eugene Jurkiewicz	*M & T Bank 1110 Union Road West Seneca, New York 14224 4293 Linwood Ave., Blasdell	674-2550(work)
Barbara Neureuter	Realty World-Neureuter 113 Buffalo Street Hamburg, New York 14075	648-7700(work)

HDC Board of Directors

Page 2

Jack Quinn, Jr. President	Supervisor Town of Hamburg 55185 Overlook Point Hamburg, New York 14075	649-6111(work) ext.380
David F. Rieman, Jr.	Trustee Village of Hamburg *479 Pleasant Avenue Hamburg, New York 14075	649-0200(work) 649-4788(home)
John A. Russo	Sorrento Cheese Co. 2375 South Park Ave. Buffalo, New York 14220 *6523 Boston State Road Hamburg, New York 14075	823-6262(work) ext.203
Thomas Sellers Vice President	*Charles J. Sellers & Co. Box 460, Athol Springs 14010 184 Kenton Place Hamburg, New York 14075	627-5400(work) ext.218
John Smith	47 Forestal Hamburg, New York 14075	854-6112(work)

*Address for mailings.

HAMBURG DEVELOPMENT CORPORATION

MEMBERSHIP LIST

Joseph Almeida	Century 21-Almeida 5907 South Park Ave. Hamburg, New York 14075	648-1200(work)
Kenneth Barnes, Sr.	Bryant & Stratton Business Institute 1028 Main St., Bflo. 14202 *4744 Clifton Pkwy. Hamburg, New York 14075	884-9120(work)
Rosalie Bowman	Hunt Real Estate 6161 South Park Ave. Hamburg, New York 14075	648-2300(work)
Robert Brown, Dr.	5899 South Park Ave. Hamburg, New York 14075	648-6161(work)
Angelo Ciavarella	Norstar Bank N.A. 43 Main St., Hamburg 14075 30 Sunrise Dr. Blasdell, New York 14219	649-4000(work)
Dennis DiPaolo	c/o DiPaolo's Restaurant 3785 South Park Avenue Blasdell, New York 14219	825-3675(work)
John Ely	Realty World-Realty Center 182 Lake Street Hamburg, New York 14075	649-1234(work)
Robert Ganey	William Ganey, Inc. 125 Pine Street Hamburg, New York 14075	649-1855(work)
Robert Hohti	Anchor Savings Bank 46 Main Street Hamburg, New York 14075	649-0400(work)
Norma Jean Hulley	Knights Inn 5245 Camp Road Hamburg, New York 14075	648-2000(work)
Kenneth Kirst	Kirst Construction P.O. Box 171 73 Parkside Ave. Hamburg, New York 14075	649-0906(work)

HDC Members
Page 2

Mary Jane Kruszka	Town Highway Dept. S5932 Rosewood Terr. Lake View, New York 14085	649-7700(work)
Fred Marks	NYSEG Box 179, 5655 S. Park Ave. Hamburg, New York 14075	649-5555(work) ext. 235
George McKnight	Director of Planning Town of Hamburg 6100 South Park Ave. Hamburg, New York 14075	649-6111(work) ext. 413
Susan Offhaus	The Natural Choice Bell's Plaza 5999 South Park Ave. Hamburg, New York 14075	649-7018(work)
Chuck Olds	F.E.Blaine Realtors 285 Lake Street Hamburg, New York 14075	649-6211(work)
Linda Orffeo	Great Lakes Property&Mgmt. 29 Highland Avenue Hamburg, New York 14075	648-5653(home)
Marjory Sgroi	West Valley Services P.O. Box 191 53 Kenton Place Hamburg, New York 14075	942-4224(work)
Douglas Winokur	Century 21-Almeida 5907 South Park Ave. Hamburg, New York 14075	648-1200(work)
Jim Wright	Stimm Associates 2572 Walden, Bflo.14225 4069 Towers Place Hamburg, New York 14075	681-8300(work)

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 30, 1988

TO: Planning Board

RE: Krepe-Kraft, addition, zoned M-1

Received on 3/30/88 at 10:00 a.m.

New proposed addition, eighty-four feet by hundred-twenty feet. Zoned M-1, under 29-90BC, B is rear yard 25 feet. It appears that the south westerly corner of this proposed addition is only twenty-two feet from the lot line, therefore a variance of three feet is required by the ZBA. As far as parking in the existing parking lot which serves as fifty-two spaces. In all of the years it has been built I have never seen the parking lot full. No doubt some of the people that work there at the present, will most likely work in the addition. But, this should be based on 29-119I this says this should be one space for each two employees.

I am very pleased to see a new eight inch fire line. It appears this building is going to be sprinklered. This is very good for a business of this nature, the sprinkler will reduce the insurance rate for this building. I would like to see a copy of the plans as soon as they are completed.

RE: Brad Hafner's West Herr Ford, 5140 Camp Road, Used-Car Center, zoned C-2

The road cuts this lot are already existings. The parking in the first thirty-five feet must be approved by the Zoning Board of Appeals, covered under 29-129B1. The concrete bumpers should be located within three feet of the side lot line to stop cars from infringing on parking next door. The new light poles being installed should show some car so it doesn't reflect the light onto Camp Road, only on to the parking lot.

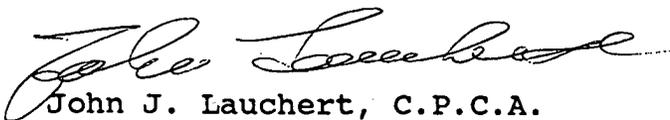
There appears to be more than adequate spaces to park the cars, not only for customers but for display purposes. This parking shown on the building, it should aware that no parking should be in front of any required exit doors. When the plans are completed on the building, I would appreciate seeing a copy of it when it is proposed.

RE: Draudt sub-division extension 8, preliminary plan
zoned R-1

The seventeen proposed lots exceed which is required in R-1. This will provide bigger lots for the people to choose from in the Town of Hamburg. It has been requested by many people. This will give the people who wish to build in this fine town the opportunity in selecting one these fine lots. I hope the builder continues on with his great record of satisfying customers.

Received at 3:00 p.m., 3/30/88 the Radiation and Oncology, Group-South P.C. The Commerce Place is zoned C-1. Unfortunately, I am not aware of ^{where} ~~whether~~ this is a one-story or two-story building or more. I am not aware of the type of construction used in the building. Therefore, I can not tell you accurately what the required parking spaces are. When the plans are completed I will have a better idea. The set back for the parking violate 29-129B1. I would like to see more elevations for receivers especially the inverts also, I would like to see a location of the sanitary sewer line. When the building plans are completed I would appreciate reviewing them to be sure if they conform to the New York State Uniform Fire Prevention & Building Code. Handicapped parking spaces are required. They must be 12 1/2 feet wide and 18 feet long, minimum.

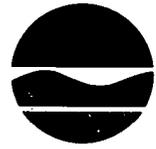
Sincerely,



John J. Lauchert, C.P.C.A.
Building, Zoning & Plumber Inspector
Code Enforcement Officer
Town of Hamburg

JJL/cac

New York State Department of Environmental Conservation
Division of Regulatory Affairs
600 Delaware Avenue, Buffalo, New York 14202-1073
716/847-4551



Thomas C. Jorling
Commissioner

March 28, 1988

Mr. George McKnight, Director
Town of Hamburg Planning Department
S-6100 South Park Avenue
Hamburg, New York 14075

SEQR Lead Agency Designation
Tri-Delta Mining Permit/Ravenwood
North Industrial Park
Town of Hamburg - Erie County
MLR No. 9043-32-0431
DEC File No. 90-88-0053

Dear Mr. McKnight:

Thank you for your letter of March 11, 1988, which transmitted information the Department requested at our meeting of March 2, 1988, regarding the above referenced project. The letter adequately documents development which has already occurred on-site (Krepe-Kraft, a firm now located off Bayview Road) and addresses our serious concern about the destination of future sewage to be generated from the proposed industrial park.

We are pleased that the Town of Hamburg decided to require the preparation of a Generic Environmental Impact Statement (GEIS) for the entire 200 contiguous acres zoned "M-2 Light Industrial," before any further development activities (other than mining) occur. Please be sure to contact this office to schedule a meeting(s)/scoping sessions(s), so that we may fully participate before the project sponsor begins preparation of the GEIS.

It is also our understanding that the currently proposed 38 acre shale mining operation by Tri-Delta Aggregates, Incorporated is envisioned to be completed in 1988 and is desired in order to provide material for off-site construction activities. While the mining operation may be viewed as an initial stage of, or site preparation for, the future industrial development, we believe that SEQR segmentation is possible because the mining operation does stand on its own, represents only a small portion of the site and does not necessarily preclude other site uses or necessitate industrial development. Therefore, we would not object to the issuance of a negative declaration by the Town of Hamburg, as lead agency, for the proposed mining operation, if that should be the Town's conclusion after appropriate review.

March 28, 1988
Mr. George McKnight, Director
Town of Hamburg Planning Dept.
MLR No. 9043-32-0431
DEC File No. 90-88-0053

Some important issues that the Town should consider carefully as part of its SEQR decision making review include the routing of truck traffic from the site, noise and dust from mining operations, and the possibility of material falling enroute from trucks.

Based on comments from our Department's Archaeological Consultant, Dr. Michael Cinquino, and in the attached letter from Mr. Richard Laub, Curator of Geology of the Buffalo Museum of Science, we feel that State Historic Preservation Act concerns relating to the fossil site adjacent to the proposed mining area should not be a significant environmental factor that would prevent this office from issuing its mining permit. We definitely feel that a written agreement between Tri-Delta Aggregates, Inc. and the Buffalo Museum of Science should be prepared to allow site access by members of the scientific community to collect and appropriately document any significant fossil remains which may be exposed by the mining operation. We would be happy to review and comment on such a document.

If you have any questions, please contact Mr. David S. Denk, Environmental Analyst, or myself at 847-4551.

Respectfully,



Steven J. Doleski
Regional Permit Administrator

Attachment

cc: Mr. M. Meyers - Region 9 Minerals, Olean
Mr. J. Neidhart - Tri-Delta Aggregates, Inc.
Mr. R. Laub - Buffalo Museum of Science

SJD:kah

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 23, 1988

TO: Jack Quinn, Supervisor
Town of Hamburg

SUBJECT: Horizons Waterfront Comm.

The Planning Board has reviewed the Horizon Waterfront proposal for the Horizon Waterfront Comm. and we unanimously support the concept.

However, we do have some concern to the appropriation of voting members. The Town of Hamburg has considerable shoreline mileage which constitutes a very large portion of the total waterfront involved. Therefore, a seat inclusively for the Town of Hamburg would be desirable.

Sincerely,

TOWN OF HAMBURG PLANNING BOARD

Richard Crandall
Richard Crandall
Chairman

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 29, 1988

MEMO TO: Planning Board

FROM: Planning Department

SUBJECT: Krepe-Kraft Addition

This is a proposed 10,080 square foot addition to the existing building.

The existing building based on one parking space for each 350 square feet would require 43 spaces. If the addition is for storage (warehousing) an additional 10 spaces for a total of 53. They currently have 58 spaces so no additional spaces would be required. (The spaces must have been realigned since I counted only 53 spaces on the originally approved site plan.)

I have no other comments.

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 29, 1988

MEMO TO: Planning Board

FROM: Planning Dept.

SUBJECT: West-Herr Ford Used Car Center

The section of the previous motorcycle racetrack that is still part of this property is proposed to be used for vehicle storage. The rest of the racetrack was purchased by Jack Stevens auto dealership.

I have no comments on this proposed addition.

George McKnight

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 29, 1988

MEMO TO: Planning Board

FROM: Planning Dept.

SUBJECT: Revised Radiation Oncology Site Plan

The revised site plan still shows parking spaces within the first 35 feet of the edge of the right-of-way. This will have to be approved by the Board of Zoning Appeals.

The Planning Board should not, however, give final approval to this site plan until two long standing issues are resolved.

1. The developers of Commerce Park Subdivision were required to install street lights. The subdivision was approved by the Town in 1979 and the lights still have not been installed.

2. A "temporary" sewage pump station was installed to pump the sewage from the Red Roof Inn to the Erie County sewer line at Leisureland. The sewage from this commercial subdivision is intended to flow by gravity to the trunk line that crosses the property in the wooded area behind the existing development. The pump station was used (not new) when it was installed and its future life is in question. In addition, the line that ties into the County sewer at Leisureland is on a temporary easement across Thruway property that expired more than seven (7) years ago.

The developer needs to resolve both of the above problems either through the necessary construction on a performance bond before we approve any additional development.

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 23, 1988

TO: Jack Quinn, Supervisor
Town of Hamburg

SUBJECT: Horizons Waterfront Comm.

The Planning Board has reviewed the Horizon Waterfront proposal for the Horizon Waterfront Comm. and we unanimously support the concept.

However, we do have some concern to the appropriation of voting members. The Town of Hamburg has considerable shoreline mileage which constitutes a very large portion of the total waterfront involved. Therefore, a seat inclusively for the Town of Hamburg would be desirable.

Sincerely,

TOWN OF HAMBURG PLANNING BOARD

Richard Crandall
Richard Crandall
Chairman

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 29, 1988

MEMO TO: Planning Board

FROM: Planning Department

SUBJECT: Krepe-Kraft Addition

This is a proposed 10,080 square foot addition to the existing building.

The existing building based on one parking space for each 350 square feet would require 43 spaces. If the addition is for storage (warehousing) an additional 10 spaces for a total of 53. They currently have 58 spaces so no additional spaces would be required. (The spaces must have been realigned since I counted only 53 spaces on the originally approved site plan.)

I have no other comments.

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 29, 1988

MEMO TO: Planning Board

FROM: Planning Dept.

SUBJECT: West-Herr Ford Used Car Center

The section of the previous motorcycle racetrack that is still part of this property is proposed to be used for vehicle storage. The rest of the racetrack was purchased by Jack Stevens auto dealership.

I have no comments on this proposed addition.

George McKnight

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 29, 1988

MEMO TO: Planning Board

FROM: Planning Dept.

SUBJECT: Revised Radiation Oncology Site Plan

The revised site plan still shows parking spaces within the first 35 feet of the edge of the right-of-way. This will have to be approved by the Board of Zoning Appeals.

The Planning Board should not, however, give final approval to this site plan until two long standing issues are resolved.

1. The developers of Commerce Park Subdivision were required to install street lights. The subdivision was approved by the Town in 1979 and the lights still have not been installed.
2. A "temporary" sewage pump station was installed to pump the sewage from the Red Roof Inn to the Erie County sewer line at Leisureland. The sewage from this commercial subdivision is intended to flow by gravity to the trunk line that crosses the property in the wooded area behind the existing development. The pump station was used (not new) when it was installed and its future life is in question. In addition, the line that ties into the County sewer at Leisureland is on a temporary easement across Thruway property that expired more than seven (7) years ago.

The developer needs to resolve both of the above problems either through the necessary construction on a performance bond before we approve any additional development.

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 28, 1988

MEMO TO: The Zoning Board of Appeals

FROM: George McKnight *J.M.*

SUBJECT: Fairfax Park Apts.

When Cardinal Industries first contacted me about acquiring the property owned by Brad Haefner for expansion of their apartment complex I was asked for specifications from the newly adopted zoning ordinance. I discussed setbacks from property lines and between buildings. I was asked what the maximum allowable density was. I said it depended on the setbacks and parking requirements. I was wrong--I had completely forgotten that there is also a 3,500 square foot per dwelling unit requirement. By following my directions, they have designed their development with too high a density.

James R. Walsh
Attorney at Law

3819 SOUTH PARK AVENUE
P. O. BOX 1909
BUFFALO, NEW YORK, 14219-0109
TELEPHONE: (716) 825-2203

March 30th, 1988

Daniel J. Gorman, Esq.
1500 Statler Towers
Buffalo, New York, 14202

Re: Burke, Marrano/Marc Equity Development
Amsdell Road

Dear Dan:

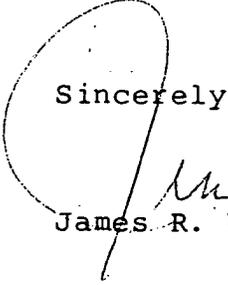
Enclosed please find proposed memorandum of agreement covering "Amsdell South", the subdivision to be located upon the south side of Amsdell Road.

Also enclosed is proposed language for a deed conveying the green area and wetlands area to the Town of Hamburg.

After you and I and the Planning Board have approved the memorandum of agreement and the deed language, I recommend that they be submitted to the Town Attorney for review and for approval by the Town Board.

Nothing is carved in stone and we are open to any ideas that you or the Planning Board may have.

Sincerely yours,


James R. Walsh

JRW:jd
Encs.

pc: George McKnight ✓
Town Planner
Richard T. Crandall, Chairman
Town Planning Board
Mr. Edmund F. Burke