

TOWN OF HAMBURG

PLANNING BOARD MINUTES

4-12-89

The Town of Hamburg Planning Board met in regular session on Wednesday, April 12, 1989 at 7:30 p.m. in the Hamburg Town Hall. Members attending included: Chairman Richard Crandall, Vice-Chairman Elgin Cary, Secretary Gerard Koenig, Steve Strnad, Sandy Carnevale, David Phillips, and Dennis Gaughan. Others attending included George McKnight, Terry Dubey, Stenographer and Attorney Dan Gorman

REZONING PETITION OF BULLSEYE CONSTRUCTION A. MANFREDA - FROM R-A TO R-1 OFF EAST EDEN ROAD NEAR NORTHAMPTON BROOK

Mr. A. Manfreda appeared before the Planning Board on a proposed 18 acre parcel which is to be used for a subdivision off East Eden Road from R-A to R-1 near Northampton Brook Drive. Thirty-four sub lots are proposed and homes would range from \$100,000 to \$120,000. Each land parcel would range between \$34,900 to \$40,000. Sewer and water is available. The average lot size would be 3/4 of an acre. Five parcels are close to the flood plain. Basements for these units would have to be 1' above the flood plain elevation.

Motion was made by Mr. Phillips, seconded by Mr. Koenig to forward a favorable recommendation to the Town Board on the rezoning petition from R-A to R-1 zoning for the following reasons:

1. It is an extension of an existing R-1 district.
2. It abuts a good quality, existing, residential subdivision.
3. Water and sewers are now available to this land. The sewers have the capacity to absorb substantial additional development.

REZONING PETITION OF BULLSEYE CONSTRUCTION - LAKEVIEW ROAD - STRAWBERRY FIELDS FROM R-A TO R-1

Mr. A. Manfreda appeared before the Planning Board on a proposed 9 acres of Land which is located on Lakeview Road to be rezoned from R-A to R-1 for a single family subdivision. Sewer and water are available. The subdivision layout reflects 100' frontage. The parcel is situated near Engle Drive which does not have sewers. This might be a benefit to the residents of Engle Drive as they might be able to now tie in to sewers.

Motion was made by Mr. Strnad, seconded by Mr. Koenig to forward a favorable recommendation to the Town Board on the rezoning petition for the following reasons:

1. This parcel is next to an R-1 zoning and sewers are available.
2. Lots are well in excess of the minimum requirements.
3. There is a potential to extend the sewer line to serve the residents of Engel Drive which does not presently have sewers. Carried.

NICOSIA REZONING - TWILIGHT II - FROM R-1 TO R-2 BAYVIEW RD. NEAR BEETOW DRIVE

An application for rezoning has been filed by Ben Nicosia for approximately 31 acres of property to be located off Bayview Road near Beetow Drive. The zoning change is from R-1 to R-2 to accommodate individual duplex units similar to the type which has been constructed on Twilight Lane. The units range from \$73,000 and up. There is a strong demand for this type of housing and has been very well received.

4-12-89

NICOSIA REZONING PETITION (CONTINUED)

Board members noted that a favorable recommendation should be sent to the Town Board for the following reasons:

Motion was made by Mr. Phillips, seconded by Mr. Cary as:

1. This is a dead end street and there will not be a great deal of traffic.
2. The first development of Mr. Nicosia's has been well received and popular.
3. There is great demand for this type of housing, and has provided the home-buyer with many options. Carried.

MISSION HILL MOBILE HOME PARK - NELSON KEEM

Messrs. Paul Sullivan, Paul O'Neill, and Nelson Keem were before the board on the proposed Mission Hill Mobile home park which is intended off Camp Road near the railroad tracks. Chairman Crandall noted that he would like to have the matter tabled for two more weeks. The board is in the process of still reviewing the matter and reserve any type of decision until all the points are discussed.

Mr. Sullivan, Attorney for Mr. Keem, stated that they are ready to proceed with the Environmental Impact Statement and would like a date that the scoping session is scheduled. Mr. Sullivan also stated that they are prepared to proceed with litigation if that is deemed necessary.

Residents of Roundtree also appeared in opposition to the project.

Motion was made by Mr. Koenig, seconded by Mr. Phillips to TABLE this proposal for 2 weeks. Carried.

ANNA'S PIZZERIA - CAMP ROAD.

Mr. Michael Rooth appeared before the Planning Board on a proposal to change the other half of the Anna's Pizzeria to a carpet and household goods store. Board feeling is that the applicant is properly zoned for such use and that no further information is necessary.

Motion was made by Mr. Phillips, seconded by Mr. Gaughan to approve the change of use. Carried.

ROMANELLO'S RESTAURANT - EXPANSION - SOUTH PARK AVENUE

Messrs. Pies and Vertino appeared before the Planning Board on the proposed expansion of Romanello's Restaurant on South Park Avenue. The following memo was received from Jack Gilbert: The following subject site plan was last revised 3-28-89 and received in our office on 3-29-89 is acceptable.

I will sign the plan when Planning and Building inspection comments are addressed, providing any revisions do not affect Engineering concerns.

It was noted that the Building Inspector has not had a chance to review the plans as yet.

Motion was made at the last meeting to approve the site plan contingent upon Engineering and Building Inspection approval.

DEALER SERVICES - 4207 BIG TREE RD. (SEVEN CORNERS - FORMER HAMBLETON STATION)

Mr. Peter Duchman appeared before the Planning Board with a site plan for Dealer Services, which is a custom stereo business which is now located at Seven Corners, which was the former Hambleton Gas Station. The curb cuts will remain the same and signage will be placed on the building.

Motion was made to approve the site plan as presented by Mr. Gaughan, seconded by Mr. Koenig that a cross section of pavement be indicated, bumper blocks are to be designated on the site plan. Carried.

HADRYCH PROPERTY - 17 ACRE PARCEL - MC KINLEY & NEWTON ROADS

Mr. Philip Scheelar appeared before the Planning Board on the 17 acre parcel which has been designated as R-1 single family units. The homes would range from \$125,000 to \$150,000. Fifty-four lots are proposed and 19,000 s.f. is the average floor plan geared for retired individuals. Mr. Scheelar was asked to proceed with a better subdivision layout.

"DREAMS" DAY CARE CENTER - LAKE SHORE ROAD

Mrs. Janet Brown and Sandy Yochum appeared before the Planning Board for a proposed Day Care Center which is to be located in the Royal Arts Theatre which is presently located on the Lake Shore Road in Woodlawn. This was also the Woodlawn School. The applicants will be using one portion of the first floor for the day care center with an outdoor play area.

Motion was made by Mr. Strnad, seconded by Mr. Phillips to schedule a public hearing for a Special Use Permit for the next meeting. Carried.

DAVID FRENCH - COLLISION SHOP - NORTH SIDE LAKEVIEW RD.

Mr. David French appeared before the Planning Board on a proposed collision shop which is to be located on Lakeview Rd., just outside the village limits. This is the former Maloney, Murray Welding Shop facility which is properly zoned for this type of use.

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

SIBLEY'S SITE PLAN -

A meeting has been scheduled with the Town Supervisor to review the problems that exist with the Sibley's site plan. No plan has been approved by Engineering, or the Planning Dept.

TWELVE UNIT APARTMENT - PETER LIBERATORE - KNOLL DRIVE

Director of Planning informed the board that the 12 unit apartment building that is proposed by Mr. Liberatore has been tabled by the Board of Appeals pending an on-site inspection of the premises. The Planning Board forwarded an unfavorable recommendation due to the fact that the density requirement is not realistic. Mr. Liberatore has written a letter asking the Planning Board to change its recommendation. After discussion with the Planning Board, no further action was taken and the comments remain the same.

4-12-89

P.U.D. - SIDE YARDS ON AMSDELL HEIGHTS

Side yard requirements to remain as R-1 zoning. This does not mean an interpretation of R-3 requirements.

BELL'S EXPANSION - SOUTH PARK AVENUE

Comments were received as follows on Bell's expansion:

PLANNING -The northern most entrance is at an angle and is supposed to be "in" only. With the new stores, more drivers will attempt to use this as an exit. It needs to either be closed or made perpendicular to South Park and can be used for both ingress and egress. Is that a curb cut around the new hydrant? Is the walk by the main entrance low enough so fire engines can get to the roof?

ENGINEERING -

The following are review comments on plans last revised 3-21-89 and received in our office 3-29-89:

1. Attached are two (2) review letters from August 18 and September 13, 1988. Our review comments were never addressed. The plan was approved subject to Engineering and Building Inspection approval on 9-14-88. We will not approve this plan until our concerns from previous reviews are addressed. We suggest one (1) plan be submitted for the entire project.
2. The perimeter of the site is to be curbed. We see a three (3) or four (4) foot drop at the north line that will require guide rail or fencing along the area.
3. It is proposed to relocated the existing storm sewer around the building. We feel the pipe should be at least 30" and should be reinforced concrete pipe as is the existing pipe.
4. All storm sewers shall have the type of pipe, the footage, size and slope shown. The 8" pipe is to be at least 10" with 12" preferred. All pipes are to be connected at manholes.
5. Show how drainage for water in the loading ramp is to be provided for.
6. The 8" sanitary is to be extended to the front of McCrory's and terminated at manhole. Add the sanitary manhole as shown last year to the plan.
7. A one (1) inch water line is not sufficient to serve all the buildings. We also feel a hydrant should be installed at the north end of the site. The Scranton Fire Company should be consulted.

COMMENTS 4-12-89

6. The 8" sanitary is to be extended to the front of McCrory's and terminated at manhole. 4" is shown.
7. A hydrant has been shown to be installed at the north end of the site. The Scranton Fire Co. should be consulted if it is sufficient and properly located.
8. On detail #1 the pavement foundation course shall specify "no slag."

BILL HUBER - ADDITIONAL OFFICE BUILDING ON SOUTH PARK AVENUE

Director of Planning McKnight informed the board that Bill Huber would like to construct another office complex building adjacent to his other two located on South Park Avenue. At first, it was thought that a rezoning was in order. However, it appears now that this procedure will be unnecessary.

COMMUNICATION FROM K. FISHER ON PURCHASE OF LEISURELAND AND A PROPOSAL OF PRO-CORP.

Received and filed. Also, proposal for Pro-Corp has not been submitted to the Planning Board as yet. Board feeling is that this is a poor location for a truck stop.

Motion was made by Mr. Cary, seconded by Mr. Phillips to approve the minutes as read. Carried.

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

RESPECTFULLY SUBMITTED,


Gerard Koenig, Secretary
Planning Board

NEXT MEETING DATE:

APRIL 26, 1989
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

April 11, 1989

SITE PLAN REVIEW

TO: Planning Board

RE: Addition to Bell's of Hamburg, South Park Ave., Hamburg, NY

Property is zoned C-2, the new plans according to SP1 of this site calls for McCrorys Variety Store. This building 100 ft. wide, 148 ft. deep, 14,800 square feet. The building to the south of this is which is 80 ft. wide by 74 ft. deep is 5,920 square feet.

The two new retail sales covered under 29-119e is 175 square foot for each parking spaces per retail sales. A total of 119 parking spaces required, 5 which must be for the handicapped. The existing parking is required and should not be counted as new parking area. The parking must be set back from the building 50 feet. Retail Sales under the New York State Uniform Fire Prevention & Building Code, the Retail Sales is C-2. The type of building of 15,000 square feet the maximum size of an area requires 2b construction. This must conform to the state code.

A new hydrant is listed in an island, basically in the north but in the center of the proposed parking area. A new hydrant should be placed at the rear of the property, to be in available in the case of the fire. It should be placed inside an island where there is no parking adjacent to it. On sheet SP2 A new guard rail or curb at the north west part of the new parking lot. This is approximately 250 feet long, since there is a great difference between the proposed grade and the adjacent property. This is the same situation of approximately along the westerly lot line 300 feet from the northerly property line to the south and 300 foot of guard rail should be installed of curb. To protect people from driving off the edge of the parking lot. You take a look.

I would also like to see a copy of the plans which would show the invert at the property line as well as in the existing detention pond to the west. When more information is available I will review.

Sincerely,



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

JJL/cac



Fisher Bus Service

Division of Fisher Crtg. and Moving Inc.

S. 5700 Maelou Drive

Hamburg, New York 14075

(716) 649-2352

Mr. Jack Quinn
Town Supervisor
Town of Hamburg
6100 South Park Ave.
Hamburg, New York 14075

April 12, 1989

Dear Jack:

I have a serious concern over an article published in the Hamburg Sun on Thursday, April 6th.

The article referred to the possible installation of a truck stop behind the Red Roof Inn. As you might be aware, I'm in the process of purchasing LeisureLand and Truck World. The Hamburg Industrial Development Agency has already passed a resolution on the additional building we plan to erect on this site. With the LeisureLand acquisition we will have all of the facilities that are proposed by Procorp. In my negotiations with Victor Libatore he assured me that the town promised him that another truck stop would not be approved in the town. I personally don't feel that exit 57 can possibly support two truck stops.

After talking with George McKnight, I became aware that the wooded area behind the Red Roof Inn has been designated "environmentally sensitive." I would hope that if the town was willing to compromise such a wooded area, it would not be with a business that is already established in the area.

Our family has been doing business in Hamburg since 1927. We are most excited about our growth and continued support of the Hamburg township. I hope that my concerns are also shared by you and the town planning board.

Sincerely,

Keith A. Fisher

cc: Hamburg Planning Board

LINCOLN SQUARE

S-3990 McKinley Parkway
Blasdell, New York 14219
(716) 648-5501 (716) 648-1955

APRIL 5, 1989

TO: THE PLANNING BOARD
SUBJECT: LINCOLN SQUARE APARTMENTS

MR. CHAIRMAN;

REGARDING THE MEETING HELD ON 3/22/89 THE BOARD WAS UNFAVORABLE TO THE ADDITIONAL 12 UNIT APARTMENT AT KNOLL DR.

IF WE MAY ASK OF THE BOARD MEMBERS TO LOOK AT THE SITE, LOCATION AND SURROUNDING AREAS OF THIS PROPOSED BUILDING, WE FEEL THAT THE BOARD WILL BE IN FAVOR OF THIS APPLICATION.

PLEASE ADVISE ME OF YOUR DECISION.

THANK YOU



PETER LIBERATORE

HAMBURG Plan's
BR.



County of Erie

DENNIS T. GORSKI
COUNTY EXECUTIVE

DEPARTMENT OF ENVIRONMENT AND PLANNING

RICHARD M. TOBE
COMMISSIONER

April 5, 1989

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

Re: Commercial Rezoning adjacent to Erie County Parkland
Zoning Referral: ZR-89-45

Dear Mr. McKnight:

I wish to reinforce Erie County's position regarding the commercial rezoning of a parcel of land located at 2819 Lakeview Road and containing a trucking and excavation company. It is my understanding that this is an existing use which is not in conformance with the current zoning.

Due to the close proximity of this parcel to Eighteen Mile Creek County Park and the Town of Hamburg recreation area, any commercial rezoning could set a precedent for allowing additional commercial uses which would be in conflict with the existing natural/wilderness character of the County park and the environmentally sensitive and significant Eighteen Mile Creek gorge. Furthermore, commercial uses would be inconsistent with the Hamburg 2010 Land Use Plan, which calls for a recreational corridor and rural residential land uses, and Erie County's Development Goals and Development Framework Concept which classifies the subject part of Hamburg as a rural services area i.e. no urban-type services like public sewer and water and high volume highways. Commercial uses could also be expected to generate traffic, noise, and solid and liquid wastes which could impact the natural environment and the nearby park lands. Please refer to our zoning referral comments relative to two proposed commercial rezonings which we sent to the Town on February 28, 1989 (ZR-89-45, ZR-89-47), for a detailed explanation of our concerns.

In light of our concerns and the proximity to public recreation lands, we urge the Town of Hamburg to consider issuing a positive declaration (potentially significant environmental impact(s)) under SEQR and require the preparation of a draft Environmental Impact Statement for any commercial rezoning action in this area.

April 5, 1989
Page Two

Please contact me if you have any questions regarding this letter.

Very truly yours

A handwritten signature in cursive script that reads "Richard Tobe". The signature is written in dark ink and is positioned above the printed name.

RICHARD M. TOBE
Commissioner

RMT/ss

cc: Hon. John F. Quinn, Supervisor, Town of Hamburg
Town of Hamburg Conservation Advisory 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

TO: Planning Board
FROM: Town Engineer Gilbert
DATE: 4-3-89
SUBJ: SITE PLAN REVIEW
ADDITION TO BELLS PLAZA (SOUTH PARK)

The following are review comments on plans last revised 3-21-89 and received in our office 3-29-89:

1. Attached are two (2) review letters from August 18 and September 13, 1988. Our review comments were never addressed. The plan was approved subject to Engineering and Building inspection approval on 9-14-88. We will not approve this plan until our concerns from previous reviews are addressed. We suggest one (1) plan be submitted for the entire project.
2. The perimeter of the site is to be curbed. We see a three (3) or four (4) foot drop at the north line that will require guide rail or fencing along the area.
3. It is proposed to relocate the existing storm sewer around the building. We feel the pipe should be at least 30" and should be reinforced concrete pipe as is the existing pipe.
4. All storm sewers shall have the type of pipe, the footage, size and slope shown. The 8" pipe is to be at least 10" with 12" preferred. All pipes are to be connected at manholes.
5. Show how drainage for water in the loading ramp is to be provided for.
6. The 8" sanitary is to be extended to the front of McCorory's and terminated at manhole. Add the sanitary manhole as shown last year to the plan.
7. A one (1) inch water line is not sufficient to serve all the buildings. We also feel a hydrant should be installed at the north end of the site. The Scranton Fire Company should be consulted.

We require all comments to be addressed for approval. Review plans are not being returned.


Jack Gilbert

RJL/dp

TOWN OF HAMBURG

S-6100 SOUTH PARK AVENUE • HAMBURG, NEW YORK 14075 • (716) 649-8111



Supervisor
JACK QUINN, JR.

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

Town Attorney
VINCENT J. SORRENTINO

Town Clerk
GEORGE DANYLUK
Supt. of Highways
RICHARD A. SMITH

Receiver of Taxes
ROBERT A. MARS

TO : Town Planning Board
FROM: Jack Gilbert
DATE: 8-18-88
SUBJ: SITE PLAN REVIEW
ADDITION TO BELL'S ON SOUTH PARK

Following are our comments on the site plans received on August 10, 1988:

Drawing SP-1

- 9-12-88 RJL
NOT SHOWN →
NOT SHOWN →
- The sanitary sewer is to be 8 inches diameter ← OK
 - show lineal feet of pipe ← OK
 - minimum allowable grade is 0.40% ← OK
 - PVC pipe - use SDR-35

Drawing SP-2

- Furnish required data on storm sewer in northwest corner of addition ← OK
- What happens to old storm sewer in above area? ← OK
- On detail 1 - sanitary manhole
provide bitumastic seal at top ← OK
- provide water tight insert ← OK
- Place bitumastic coating on outside of manhole ← OK
- Manhole top to be raised slightly above pavement grade ← OK

NOT SHOWN → Observe and use our attached details 88-34 & 88-36

Our review prints are attached, If they are not returned with the revised plan the review process will stop. Please show a revision date on the revised plans.


Jack Gilbert

JG/dp
cc: R. Lardo
J. Lauchert

TOWN OF HAMBURG

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



Supervisor
JACK QUINN, JR.

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

Town Attorney
VINCENT J. SORRENTINO

Town Clerk
GEORGE DANYLUK
Supt. of Highways
RICHARD A. SMITH

Receiver of Taxes
ROBERT A. MARS

TO: Town Planning Board
FROM: Town Engineer Gilbert
DATE: 9-13-88
SUBJ: SITE PLAN REVIEW
ADDITION TO BELLS ON SOUTH PARK AVENUE

Following are our comments on the site plan last revised on 9-12-88 and received on the same day. This is our second review.

- Attached is a copy of our first review. Three of the eleven comments have not been addressed.
- A new parking area at the north end was shown on plans revised 9-12-88 and we have the following comments:
 - The cleanout shown west of the parking area is to be omitted and a new drop inlet shown in its place
 - The length of pipe and the type of pipe (CMP) is to be shown. Minimum pipe diameter to be 10 inch but we suggest 12 inch.
 - Check for a math error in setting invert elevation at DI#1. Revise as required.

We are not returning the review set to your office.

Jack Gilbert

JG/dp
cc: J. Lauchert
R. Lardo

TOWN OF HAMBURG

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



Supervisor
JACK QUINN, JR.

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

Town Attorney
VINCENT J. SORRENTINO

Town Clerk
GEORGE DANYLUK

Supt. of Highways
RICHARD A. SMITH

Receiver of Taxes
ROBERT A. MARS

TO: Planning Board
FROM: Town Engineer Gilbert
DATE: 4-12-89
SUBJ: SITE PLAN REVIEW
ADDITION TO BELLS PLAZA (SOUTH PARK)

The following are review comments on plans last revised 4-10-89 and received in our office 4-11-89:

6. The 8" sanitary is to be extended to the front of McCorory's and terminated at manhole. 4" is shown.

7. A hydrant has been shown to be installed at the north end of the site. The Scranton Fire Company should be consulted if it is sufficient and properly located.

8. On detail #1 the pavement foundation course shall specify "NO SLAG".

We require all comments to be addressed for approval. Review plans are not being returned.

Jack Gilbert

RJL/dp

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

April 12, 1989

MEMO TO: Planning Board

FROM: Planning Dept.

SUBJECT: Bell's Expansion

The northern most entrance is at an angle and is supposed to be in only. With the new stores more drivers will attempt to use this as an exit. It needs to either be closed or made perpendicular to South Park and can be used for both ingress and egress.

Is that a curb around the new hydrant?

Is the walk by the main entrance low enough so fire engines can get to the roof?

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

April 12, 1989

TO: Planning Board

FROM: Planning Department

SUBJECT: Karen Holleran Restaurant

Number of seats in the restaurant is not specified. Twenty-four parking spaces are identified which would allow 60 seats.

The site plan needs a professional seal.

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

April 12, 1989

Comments on 3-31-89 concerned residents letter

Largest Structure. This is the proposed bell tower in a Spanish Mission motif that would be used for the mail boxes.

Surface Liquid waste disposal.

Sewage would not fall under this category. Sewage is subsurface liquid waste disposal and this should have been checked yes.

Solid waste Generated. - The E.A.F. shows 150 tons per month as a maximum estimate not 150 tons per year.

Disposal of Solid Waste: Tree stumps cannot be buried or burned in the Town of Hamburg. Most developers have been disposing them in the Town of Orchard Park. C.I.D. does not provide this service.

Operating Noise. Noise levels are high for any construction project, especially the power saws used for single family homes. The Town has a noise ordinance which the police are trained to evaluate. Anyone who exceeds these noise levels would be subject to prosecution. I don't know if this applies to daytime noise during construction.

Water Usage. The water usage was based on the permit water usage in Brook Gardens.

Maximum Potential Development. The potential maximum potential development and realistic potential development will be significantly different. If the project moves forward, such things as buffering, and open space dedication would well be less than 467 units.

Predominant Land Use and Zonings.

The predominant land use is mobile homes and single family homes. The predominant zoning is R-4.

Lot Size

The minimum lot size permitted in the R-4 zone in mobile home courts is 50 wide and 5,000 square feet or 50 x 100. If larger units are placed on the lots, the lot sizes will have to be accordingly adjusted.

Archeology. The State office in a letter dated 4-5-89 states that an archeological survey is warranted.

Concerned Residents of
Roundtree Village
March 31, 1989

Town of Hamburg
S-6100 South Park Avenue
Hamburg, N.Y. 14075
ATTN: Mr. Dick Crandall

RE: Comments on Environmental Assessment Form for Mission Hills

Dear Mr. Crandall:

After reviewing the Environmental Assessment Form that was filed for the proposed Mission Hills Mobile Home Park, we feel that there are several areas that deserve more attention. The following is a list of the questions and comments derived from the application.

Section B, Project Description

1 i) Dimensions of largest proposed structure - 44' width; 57' length
This structure is larger than most mobile homes, covering an area of 2508 square feet. The site plan did not locate a structure of this size, nor is there a lot set aside that is large enough.

12.) Surface liquid waste disposal -

This item refers to liquid waste generated on the surface. Sewage would fall under this category. No mention was made of the amount of anticipated sewage generated, nor of the fact that the Park will tie into the existing sewage system.

16.) Solid waste generated - 150 tons per year

According to C.I.D. Refuse Service, the average family in the Hamburg area generates 1 1/2 tons of garbage per year. With the proposed 467 units, that would equal over 700 tons of solid waste (not including recyclable or bulky items) destined for landfills each year.

17.) Disposal of solid waste -

We realize that this question is geared to the regular (monthly) disposal of solid wastes as with a landfill or waste-to-energy plant, but no provisions have been made for the disposal of solid wastes during construction. There would be a huge number of tree stumps, etc. that need to be dealt with. We don't feel that C.I.D. will provide this service and that burning or burying the refuse on-site is inappropriate.

20.) Operating noise exceeding the local ambient noise levels - During construction, the noise would greatly exceed ambient levels due to the equipment needed to remove trees and stumps, install roadways and paved areas, lay utility lines, etc. After completion of the proposed park, the current ambient noise levels would be permanently raised. The existing trees create a natural noise barrier between Camp Road, Route 5 and Norfolk-Southern's railroad tracks. The elimination of this barrier would greatly change the current levels.

23.) Total anticipated water usage per day - 16,750 gallons per day
The following information was obtained from "The Osgood File" (WBEN - March 21, 1989, 8:40 AM). The average American uses 18,000 gallons of water per year or roughly 50 gallons per day. (A toilet uses 5 gallons per flush.) Assuming that only one person would occupy each mobile home, the daily usage would be 23,350 gallons per day (46,700 gallons per day if two people would live in each mobile home): These numbers are considerably higher than the ones estimated. This would also increase the amount of sewage that would have to be disposed of (see item 12).

Section C, Zoning and Planning Information

3. & 5.) Maximum potential development of site - 550 units

The total number of units would be decreased when the following are taken into consideration;

- proper setback from public highways,
- proper buffer zones around the complete project,
- proper roadway widths,
- proper setbacks from lot lines and distances between units as per Town Code (minimum lot size would vary due to the size of the mobile home),
- existing land topography and stream would reduce the available acreage for 'lawn, shrubs, trees, etc.' because the stream cannot be covered and the railroad grade must be taken into consideration.

We estimate the maximum potential development of the site to be less than 467 units based on an examination of the site plan.

7.) Zoning classifications within a 1/4 mile radius - R-4 and R-1
After reviewing the zoning map, we find the designations of R-1, R-2, R-3, R-4 and C-2 within the prescribed radius.

9.) Proposed number of lots and minimum lot size - 467 units with a minimum size of 55.0' x 105'

Based on the considerations mentioned in Nos. 3 and 5 above, we believe that the total number of proposed lots must be reduced to meet Town Code standards. Lot size will determine the size of the mobile home unit allowed.

Upon further examination of the Environmental Assessment Form, we wanted to call attention to the section referring to Archaeological Areas. Upon review of an Archaeological Site Map from the NYS Office of Parks, Recreation and Historic Preservation supplied by Mr. George McKnight, the acreage in question does infer the possibility of 'archaeological finds' and should be investigated by the proper outside agency and consultants.

Based on the above considerations, we feel that several of the questions, as answered, give an erroneous view of the proposed project. We suggest that the application be carefully reviewed and revised to reflect the actual intentions, with the possibility for review by other Agencies, including but not limited to the N.Y. Department of Transportation, N.Y. State Office of Parks, Recreation and Historic Preservation and the Town Board.

Thank you for your time and consideration in this matter.

Very truly yours,

David M. Bimber

David M. Bimber
and Concerned Residents of
Roundtree Village

cc: J. Murray
Town Board Members
Town Planning Board Members

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

April 14, 1989

TO: THE TOWN BOARD

SUBJECT: Rezoning Petition of B. Nicosia on Bayview Road
north of Beetow Drive from R-1 to R-2

At the Planning Board meeting of 4-14-89, a favorable recommendation was made on the rezoning petition of Ben Nicosia on Bayview Rd. north of Beetow Drive from R-1 to R-2 for the following reasons:

Motion was made by Mr. Phillips, seconded by Mr. Cary as:

1. This is a dead end street and there will not be a great deal of traffic.
2. The first development of Mr. Nicosia's has been well received and popular.
3. There is great demand for this type of housing, and has provided the home-buyer with many options.

Carried.

RICHARD CRANDALL, CHAIRMAN
PLANNING BOARD

RC:tad

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

4-17-89

TO: THE TOWN BOARD

SUBJECT: Strawberry Fields Subdivision - Rezoning
Petition A. Manfreda Lakeview Rd. from R-A to
R-1 - 9 acre parcel

Motion was made by Mr. Strnad, seconded by Mr. Koenig to forward a favorable recommendation to the Town Board for the rezoning petition of A. Manfreda - Lakeview Road from R-A to R-1 for the following reasons:

1. This parcel is next to an R-1 zoning and sewers are available.
2. Lots are well in excess of the minimum requirements.
3. There is a potential to extend the sewer line to serve the residents of Engel Drive which does not presently have sewers.

Carried.

Sincerely,

TOWN OF HAMBURG PLANNING BOARD

Richard Crandall
Richard Crandall, Chairman

RC:tad

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

4-12-89

TO: THE TOWN BOARD

SUBJECT: Rezoning Petition of A. Manfreda, Bullseye Construction of 18 acres of land for residential development off East Eden Rd. near Northampton Brook Drive from R-A to R-1.

At the Planning Board meeting held on 4-12-89, the following favorable recommendation was made for the rezoning of 18 acres from R-A to R-1.

Motion was made by Mr. Phillips, seconded by Mr. Koenig to forward a favorable recommendation from R-A to R-1 for the following reasons:

1. This is an extension of an existing R-1 District.
2. It abuts a good quality, existing, residential subdivision.
3. Water and sewers are now available to this land. The sewers have the capacity to absorb substantial additional development.

Richard Crandall, Chairman
Town of Hamburg Planning Board

RC:tad

LEGAL NOTICE

TOWN OF HAMBURG PLANNING BOARD

Pursuant to Section 29-196.2 of the Zoning Ordinance, notice is hereby given that the Planning Board will hold a Public Hearing on April 26th 1989 at 8:00 p.m. to consider the following:

Janet Brown and Sandy Yocum to establish "Dreams" Day Care Center in the Royal Academy Theatre building located at 3218 Lake Shore Road Part of Lot 11, T-9, R-8. Hearing will be held in the Planning Board room, S-6100 South Park Avenue, Hamburg, New York.

DATED: April 12, 1989

TOWN OF HAMBURG PLANNING BOARD

RICHARD CRANDALL, CHAIRMAN