

TOWN OF HAMBURG

PLANNING BOARD MINUTES

4-13-88

The Town of Hamburg Planning Board met in regular session on Wednesday, April 13th, 1988 at 7:30 p.m. in the Planning Board room.

Members attending included: Chairman Richard Crandall, Steve Strnad, Gerard Koenig, Sandy Carnevale, G. Gerald Valgora. Others attending were: George McKnight, Attorney Dan Gorman, and Terry Dubey, Stenographer.

EXCUSED: Elgin Cary, Dennis Gaughan

Minutes of the meeting of 3-30-88 were approved on motion by Mr. Carnevale, seconded by Mr. Koenig. Carried.

EXECUTIVE SESSION:

1. Question of change in zoning was brought up for parcels on the Lake Shore Road. Locksley Park Taxpayers will be in soon to request a change from R-2 to R-1 along Lake Shore Road.

2. Site plan signed for Krepe Kraft addition at Ravenwood North.

3. A resolution was presented by the Hamburg Development Corp. to recommend:

(A) That the town explore a fee schedule for review of site plans and subdivisions. These fees would permit the Planning Board to contract with experts to assist in reviews when appropriate.

(B) The the town research ordinances in other towns to see if there are sections that Hamburg should evaluate for inclusion in town codes.

(C) That the Town of Hamburg Master Plan be reviewed for needed updates.

Motion was made by Mr. Valgora, seconded by Mr. Koenig to submit the recommendation to the Town Board. Carried.

DRAUDT SUBDIVISION EXTENSION #8 - OFF OAKRIDGE DR.

In the absence of the Secretary, G. Gerald Valgora read the following Legal Notice on Oakridge Subdivision, Extension #8:

**WEDNESDAY, APRIL 6, 1988**

**LEGAL NOTICE  
TOWN OF HAMBURG  
PLANNING BOARD**

Notice is hereby given that the Planning Board for the Town of Hamburg will hold a Public Hearing at Town Hall on April 13, 1988 at 8:00 p.m. for the purpose of approving approximately 17 sub lots for residential development known as Oakridge Ext. 8 Subdivision:

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Hamburg, County of Erie and State of New York, being part of Lot Number 45, Township 9, Range 7 of the Holland Land Company's survey described as follows:

Beginning at the Northwest corner of Lot No. 335 and on the westerly bounds of Lands of Duane Draudt, Herbert Draudt and Kenneth Miller L.7521 - P.419 being the Northwest corner of Draudt Subdivision Extension No. 7. Map Cover

2494; thence S 89°-56'-00" E along the North bounds of said Map Cover 2494 66 ± feet to the centerline of a stream; thence southeasterly along the centerline of the stream, 136 ± feet to a point on the west bounds of Oakridge Drive; thence N 00°-04'-21" E along said west bounds, 21 ± feet to a point thence S 89°-55'-39" E. along said bounds 15.00 feet to a point; thence N 00°-04'-21" E along said West bounds 66.00 ± feet to a point; thence S 89°-55'-39" E. across Oakridge Drive, 70.00 feet to a point on the east bounds of Oakridge Drive; thence S 00°-04'-21" W along said east bounds 121.00 ± feet to a point; thence S 89°-55'-39" E. along said bounds, 12.00 feet to a point; thence S 00°-04'-21" W. along said east bounds, 27 ± feet to the centerline of a stream; thence southeasterly along the centerline of said stream 205 ± feet to a point; thence N 00°-04'-21" E. a distance of 431 ± feet to an existing iron pipe; thence Northeasterly along the division line of Kenneth Miller, Herbert Draudt and Duane Draudt L.7521-P.419 on the North and Kenneth Miller L.8018-P.71 on the South 414 ± feet to the centerline of

said center of stream 170 ± feet to a point; thence continuing Northwesterly 258 ± feet to a point; thence Westerly 204 ± feet to the East bounds of Oakridge Drive as proposed for Extension 8; thence Northerly along said East bounds 62 ± feet to a point; thence Westerly across said Oakridge Drive 70.00 feet to a point on the West bounds of said Oakridge Drive; thence southerly along said West bounds 36 ± feet to a point; thence Westerly 235 ± feet to a point of intersection with the division line of Barbara Brandes, L.6734-P.273 on the West and Herbert Draudt L.6721-P.467 on the East; thence southerly along last said division line 811 ± feet to the point of beginning containing 12.2 acres more or less.

0150D

Dated: March 31, 1988

**RICHARD CRANDALL, Chairman  
Town of Hamburg Planning Board.**

4-13-88

OAKRIDGE SUBDIVISION (CONTINUED)

Chairman Crandall opened the public hearing session: Mr. Duane Draudt, builder, appeared and spoke in favor of his proposal.

No one appeared in opposition to the proposal.

Chairman Crandall asked 3 times if anyone wished to be heard for or against the extension of the subdivision. Hearing no opposition, the Chairman declared the hearing closed.

Motion was made by Mr. Koenig, seconded by Mr. Carnevale to approve the subdivision as presented and proceed to final. Carried.

SUNDANCE SUBDIVISION - PHASE 2 & 3 TRADE OFF OF PARKLAND

Mr. Ron Tills and Jake Schoelkopf appeared before the Planning Board with a proposal to trade the present park land which is in Sundance Village for another 1.68 parcel. At the present time, there is land in the back which could be sold off for better utilization of the land if a trade off could be made of the present 1.68 acre of parkland for another piece of comparable size. Town Engineer Gilbert has asked for a certification that the acreage will be the same. By trading off the parcels, they could redesign for a better use of the land which will later be sold off. A recommendation is needed from the Planning Board to the Town Board as legislation must be prepared to submit a bill and an answer on the home rule message.

Motion was made by Mr. Valgora, seconded by Mr. Koenig to accept the trade off proposal for Town Board action and further review. Carried.  
(Board members to do an on-site inspection of premises.)

JAY POHLMAN, ESQ. FRACCICA PROPERTY - MC KINLEY PARKWAY.

Mr. Jay Pohlman, Esq. appeared before the Planning Board on a proposal of a two-bay garage (26' x 30) to be placed on property located at McKinley Parkway which is now a used car lot. The proposed structure will be used as a detail shop whereby cars will be inspected and cleaned for sale. It was noted that the property should have more landscaping and foundation plantings to improve the aesthetics of the property. There will be no changes in the display area, no change in drainage, and there will be no other adversary impact in the area. The egress will be maintained in the same manner.

Motion was made by Mr. Valgora, seconded by Mr. Carnevale to approve the site plan for the proposed garage with the stipulation that evergreens be continued on the southwest side and northwest side of the building; that the egress will be maintained in the same manner; that the use be the same; and that there will be no change in drainage. Carried.

EAGLE CREST - EXPANSION OF 10 ACRE PARCEL

Director of Planning informed the board that the request for the expansion of Eagle Crest for mobile home use was denied by the Town Board on Monday evening. The present owners, Messrs. Filipiak and Weber were present to discuss a change due to the circumstances and asked about using the property for 2 family subdivision. The zoning is proper and there would be approximately 40 to 45 units. Developers

were given conceptual approval for the project.

AMSDALL PARK - MEMO OF UNDERSTANDING ON SIDE YARD REQUIREMENTS

Attorney Dan Gorman reviewed the letter of understanding which he received from Jim Walsh, representing Amsdell heights on the side yard requirement provision based on cluster development. A proposal of 9' and 20' was submitted. Attorney Gorman is to draw up a new agreement submitting changes that he feels would be acceptable by both parties. Matter to be discussed at May 11th meeting.

JAY MILLIGAN - PROPOSED AUTO DEALERSHIP - SOWLES ROAD

Applicant was advised at February meeting to submit a site plan with a professional seal for this type of use on Sowles Road. Mr. McKnight to contact Mr. Milligan with regard to matter.

Motion to adjourn the meeting was made by Mr. Carnevale, seconded by Mr. Koenig. Carried. Meeting adjourned at 10:05 p.m.

Next meeting is scheduled for April 27, 1988 at 7:30 p.m.

RESPECTFULLY SUBMITTED,

ELGIN CARY, SECRETARY  
PLANNING BOARD

NEXT MEETING DATE:

APRIL 27, 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

TO: Town Planning Board  
FROM: Town Engineer Gilbert  
DATE: 4-11-88  
SUBJ: SITE PLAN REVIEW  
FAIRFAX PARK APTS - PHASE II

Following are our comments on the subject plans received in our office on March 29, 1988 with review starting on the following day.

- Hamburg Fire Control requests the buildings be numbered starting with 12 to avoid confusion with Phase I buildings.
- We request plans be sent to the Erie County Health Department and the Erie County Water Authority and that we be copied on their approvals. The developer should advise both offices of your intent to keep the facilities private.
- We need drainage calculations for storm sewers and the detention basin.
- On the detention basin we request a more detailed drawing on the plans. The drawing should have all information required to build it. The basin should be enclosed with chain link fencing at least 6 feet high with a gate (with lock) of a width suitable for maintenance equipment
- On sheet 5 the water meter sump drains should discharge into the storm system and not in the ground.
- On sheet 7 in the storm sewer spec we now require rigid plastic pipe to be SDR35ASTM3034 minimum.
- On sheet 7 add the following note to sanitary specs.  
"manhole rim elevation shall be set flush with pavement; one inch above lawn areas: six inches above grade in undeveloped areas or as ordered by the Town Engineer"

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-On sheet 10 the storm profile across the pond should be shown. Redraw from End Section 3 to End Section 2 and downstream in one profile.

-The grades proposed at the back of the property line (present building 9 & 10) and the ditch are excessively high or deep. These should be revised by piping the ditch or extend DI #5 to the ditch and fill in behind the buildings.



Jack Gilbert, Jr.

JJG,Jr./jnl

cc: R. Lardo  
J. Lauchert

C  
Mary  
649-1954

1954  
1954  
1954

X

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TO : Town Planning Board  
FROM: Town Engineer Gilbert  
DATE: 4-11-88  
SUBJ: SITE PLAN REVIEW  
GROSSMANS INC.

Late last year we reviewed site plans for the subject project. Our understanding is the current submission increases the size of a building. All previous comments have been answered and we have no further comments.

A handwritten signature in black ink, appearing to read "JG", is written above the printed name.

Jack Gilbert

JJG,Jr./jnl

cc: R. Lardo  
J. Lauchert

# 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

## RESOLUTION

April 13, 1988

WHEREAS: The Real Estate Committee of the Hamburg Development Corporation, has met on a regular basis to discuss and evaluate development activity throughout the town, and

WHEREAS: The Real Estate Committee initiated a discussion with the Town of Hamburg Planning Board to evaluate the effect of the planning process on development in the town, and

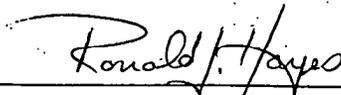
WHEREAS: The discussions with the Planning Board raised issues of mutual concern,

NOW THEREFORE BE IT RESOLVED: That the HDC Board of Directors make the following recommendations to the Hamburg Town Board and the Hamburg Planning Board, in its position as a business organization:

- A. Recommend: that the town explore a fee schedule for review of site plans and subdivisions. These fees would permit the Planning Board to contract with experts to assist in reviews when appropriate.
- B. Recommend: that the town research ordinances in other towns to see if there are sections that Hamburg should evaluate for inclusion in town codes.
- C. Recommend: that the Town of Hamburg Master Plan be reviewed for needed updates.

MOVED: Barbara Neureuter  
SECOND: Judith Bassini  
Carried. Ayes 11 Nays 0.

CERTIFIED BY:

  
\_\_\_\_\_  
Ronald J. Hayes  
Executive Director  
April 13, 1988

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Receiver of Taxes  
ROBERT A. MARS

April 5, 1988

TO: Planning Board

RE: Proposed sub-division, Big Tree Road, north side, 34th lot  
Zoned R-3, containing Ridge Crest Lane  
Plan dated 3/23/88

## SITE PLAN REVIEW

This is on the North side of Big Tree Road, it is a Arterial road in the Town of Hamburg. The proposed sub-division shows ten lots on Big Tree Road, zoned R-3 which means there will probably have duplexes on each of these lots. With these ten lots you could have twenty units and twenty driveways. Do you really want driveways in this short section of a little over 1,000 feet? Plus a local or minor street ?

Do you really want twenty driveways, plus a road called Ridgecrest Lane? I am not opposed to the road, but can't you come up with a better plan than this ? We do need lots and we do need sub-divisions in this town, but let's have good ones. I am not opposed to the lots that face Ridgecrest because that eventually will become a town road.

I think a better design should should be presented by the developer.

Sincerely,

John J. Lauchert, C.P.C.A.  
Code Enforcement Officer

cc: Jack Gilbert - Town Engineer

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April 5, 1988

TO: Planning Board, Preliminary plan Amsdell Park  
Presently R-A, Future re-zoning R-1

This proposed sub-division is on 70.53 acres plus or minus. With the exceptions it is very difficult to lay out a complete sub-division without having six lots on Amsdell Road, since three are already existing for single family dwellings. This property is the best layout or close to it for the sub-division.

Most of these lots do conform to the R-1 ordinance for Single Family Dwellings. This will be a big asset of the area for the Town of Hamburg, adjacent to the new Brierwood Country Club. In the green area or the designated wet lands will serve as open space in lieu of recreational area for sub-divisions.

Sincerely,

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

JJL/cac

LEGAL NOTICE

TOWN OF HAMBURG

PLANNING BOARD

Notice is hereby given that the Planning Board for the Town of Hamburg will hold a Public Hearing at Town Hall on April 27th, 1988 at 8:00 p.m. for the purpose of approving a subdivision known as RICHCREST SUBDIVISION:

All that tract or parcel of land situate in the Town of Hamburg, County of Erie and State of New York, being part of Lot No. 16, Township 9, Range 8 of the Holland Land Company's Survey, described as follows:-

Beginning at a point in the northerly bounds of Big Tree Road distant four hundred twenty-four and fifty-two hundredths (424.52) feet westerly as measured along said northerly line of Big Tree Road from its intersection with the westerly line of "Bayview" as shown on a map filed in Erie County Clerk's Office under Cover No. 416: thence northerly at right angles to Big Tree Road a distance of one thousand thirty-two and seventy hundredths (1032.70) feet to the southeasterly bounds of the Penn Central Railroad: thence southwesterly along the southeasterly bounds of the Penn Central Railroad a distance of one thousand five hundred fourteen and ninety hundredths (1514.90) feet to its intersection with the northerly line of Big Tree Road: thence easterly along the northerly line of Big Tree Road a distance of one thousand one hundred fourteen and eighty-five hundredths (1114.85) feet to the point or place of beginning.

DATE: APRIL 4, 1988

RICHARD CRANDALL, CHAIRMAN  
PLANNING BOARD