

meety 4-15-87

TOWN OF HAMBURG PLANNING BOARD AGENDA

DATE: 4-15-87

TIME	NAME	PURPOSE
7:30	EXECUTIVE MEETING	
8:00	Alice Subdivision Public Hearing	11 lot subdivision - Versailles & Center TO REVISE LOTS 4 & 11. 10 LOTS PROCEED TO FINAL
8:20	V.F.W.	NO SHOW Addition on Lakeview Road
8:40	Stephen Case Case Auto Camp Road	NO SHOW Site plan review
9:00	Frank Cirrincione Hand lettering bus. in garage at back of property	Revise site plan to show back building (McKinley & Clark) landscaping plan
9:20	Mr. & Mrs. Pavin Gourmet Deli	APPVD. PROF. SEAL, HANDICAP SPT. CONSV. BD. APPRVL. Clark Street - across from Francescos
9:40	Marge Johengen 4819 Newton Road	Rezoning to R-1. Information session. PROCEED TO REZONING STATUS
10:00	Ed Burke Duplexes	REFERRED TO ZBA ON REAR YARD VARIANCE
	Patrick O'Melia	Sketch plan for subdivision Bayview Rd. 5 sub lots. LEGAL DESCP. BY APR. 24 FOR PUBLIC HEARING
	<i>Henry K...</i> <i>South Park Ave.</i>	<i>site plan review</i> TO REVISE SITE K PLAN FOR APR. 29

Approval of Minutes

1. Zoning Bd. application Jan Panzetta - Abbott & Lynwood
Extension of existing NC zone. Recommendation to be sent to T.B. for N.C.
2. Multi-family residential as a permitted use in commercial districts.
3. Clark Street rezoning. G. MC KNIGHT TO DO.

TOWN OF HAMBURG

PLANNING BOARD MINUTES

4-15-87

The Town of Hamburg Planning Board met in regular session on April 15th 1987 at 7:30 p.m. in the Planning Board room.

Members attending included: Chairman G. Gerald Valgora, Richard Crandall, Elgin Cary, Sally Saunders, Dennis Gaughan, Sandy Carnevale, George Danyluk. Others attending included: George McKnight, Attorney Dan Gorman, and Terry Dubey, Stenographer.

Minutes of the meeting of 3-25-87 were approved on motion by Mrs. Saunders, seconded by Mr. Crandall. Carried.

ALICE SUBDIVISION - 11 LOT SUBDIVISION (CHANGED TO 10) ON VERSAILLES & CENTER

Secretary Danyluk read the following Legal Notice on Alice Subdivision to be located on Versailles & Center Roads.

<p>LEGAL NOTICE TOWN OF HAMBURG PLANNING BOARD</p> <p>APPROVAL OF SUBDIVISION PLOT KNOWN AS ALICE SUBDIVISION: NOTICE IS HEREBY GIVEN that the Planning Board of the Town of Hamburg will hold a Public Hearing at Town Hall, S-6100 South Park Avenue on the 15th of April at 8:00 p.m. (local time) for the purpose of approval of an 11 lot residential subdivision. This property is further described as follows:</p> <p>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 Forty-Four (44) Township nine (9), Range eight (8) of the Holland Land Company Survey and more particularly bounded and described as follows:</p> <p>Beginning at the intersection of the southeasterly line of Center Street with the Westerly line of Versailles Road; running thence southwesterly along the southeasterly line of Center Street 515.28 feet to a point 150 feet northeasterly of land conveyed to John Holmes by Deed in Liber 725, page 23; running thence southeasterly at right angles to the southeasterly line of Center Street a distance of 250 feet; thence running southwesterly along a line parallel to the southeasterly line of Center Street a distance of 150 feet to the northeasterly line of Holmes land; running thence southeasterly along the northeasterly line of Holmes and land conveyed to Conrad Fierle by Deed in Liber 670, page 618 a distance of 282.22 feet to the westerly line of Versailles Road; thence running northerly along the westerly line of Versailles Road a distance of 851.98 feet to the place of beginning.</p> <p>DATED: March 31, 1987.</p> <p>G. GERALD VALGORA, CHAIRMAN TOWN OF HAMBURG PLANNING BOARD.</p> <p>4-9</p>
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4-15-87ALICE SUBDIVISION (CONTINUED)

Chairman Valgora declared the hearing open for discussion. The applicants, Mr. & Mrs. Harold Monckton, appeared and spoke in favor of the subdivision.

It was noted that there is a problem with dimensions on Lots 4 and 11. There must be 80' at the building line. The solution to the problem is to combine lots 1 and 2 together so that all lots can be correct in size.

Chairman Valgora asked 3 times if anyone wished to be heard for or against the proposed subdivision. Hearing no further comments, the hearing was declared closed.

Motion was made by Mr. Gaughan, seconded by Mrs. Saunders to approve the preliminary conditioned on the modification to combine lots 1 and 2 to obtain proper dimensions for 10 lots and to proceed to final. Carried.

FRANK CIRRINCIONE - PROPOSED HAND LETTERING AND SIGN BUSINESS TO BE LOCATED ON BACK GARAGE AT MC KINLEY PARKWAY & CLARK STREET.

Mr. Frank Cirrincione appeared before the Planning Board on a proposed hand lettering and sign business which his tenant is currently using. The tenant is using the back garage which is located on the property.

Mr. McKnight stated that the garage is not currently on the present site plan. Also, final approval was never given by the Engineering Dept. with respect to the drainage. Correspondence was read from the Building Inspection Dept.

JACK LAUCHERT: BUILDING INSPECTION

I am familiar with this site. There is an existing 2 car detached wood frame garage at the rear of the property adjacent to a contractor's storage area which is fenced in. All the construction materials should be located inside the stockade fence. The front of this garage is painted bright red. The other 3 sides should also be painted. It is in definite need of paint. The large accumulation of debris and junk around the site should be cleaned up. It should also be landscaped with shrubs that conform to the original site plan which was never completed. Stone paving should be done around this area because of the pot-holes in the parking lot. This is a very clean business and once it is established it will be an asset to the community.

Mr. Cirrincione noted that the drainage has been pitched from the east and west, the culvert has been put in and is working as stipulated by the Engineering Dept. The paving will be done in June to eliminate the pot-holes. The debris will be cleared by the former tenant and a landscaping plan will be designed. Applicant was advised to revise the site plan showing the location of the garage, and present a landscaping plan for the April 29th meeting.

PAVIN GOURMET DELI - CLARK ST. & MC KINLEY PARKWAY.

Mr. Ted Fyda appeared before the Planning Board with a site plan for a proposed specialty food store to be located on McKinley and Clark St. The Environmental Assessment has been filed. It was noted that a handicapped parking space should be indicated on the plan.

BURKE APARTMENTS - MC KINLEY PARKWAY.

Messrs. Ed & Pat Burke appeared before the Planning Board with a conceptual plan for duplexes to be located on vacant corners of the present Camelot Village apartments on McKinley Parkway. The following comments were presented:

PLANNING

Pat Burke is proposing to build side-by-side three bedroom duplexes at three corners of Camelot Village. I have no problem with the concept because of the location. The north and west sides of the property abut Thruway property, the east side abuts the Niagara-Mohawk power line right-of-way and the south side abuts the rear property line. The proposal will have to be approved by the ZBA for a backyard variance of 20'. The ordinance requires a minimum rear yard of 30' and the site plan shows 10'. The site plan proposes "knocking off the inside corners" in order to provide additional parking. A striped area needs to be shown so that fire trucks can get to the hydrants located at each corner.

BUILDING INSPECTION

The property is zoned C-2. Proposed elevations should be shown on the plan to ensure proper drainage. Where storm receivers should be located in the parking lot which will run to the front ditch on Southwestern Blvd. Since there is no sanitary sewer, a leach field is required. The parking in the front lot would violate 29-129B1, therefore it must be approved by the ZBA. Two parking spaces which are on the northeast corner of the driveway must be eliminated. The two handicapped parking spaces would more than adequately meet the needs of the proposed building based on 29-19A. Therefore, 7 spaces are required and they have 39 legal spaces on their plan. They should have detail of curbs listed and detail of the paving. The plans must be stamped by a licensed architect.

Motion was made by Mr. Danyluk, seconded by Mrs. Saunders to reject the site plan as presented for the rear yard variance, and forward a favorable recommendation to the Zoning Board on the proposal. Carried.

PAVIN GOURMET DELI (CONTINUED)

A professional seal is also required on the site plan. Motion was made by Mr. Crandall to approve the site plan upon implementation of the designated handicapped spot, professional seal and Conservation Board approval. Carried.

PROPOSED REZONING OF R-A TO R-1 LOCATED AT 4819 NEWTON ROAD.

Marge and Henry Johengen appeared before the Planning Board on an information session on property which they own at 4819 Newton Road. At the present time, they are zoned R-A and would like to put a dwelling on this property. Applicant was advised that this would be a minor subdivision and was advised to go thru the rezoning process from R-A to R-1.

O'MELIA SUBDIVISION - BAYVIEW ROAD - 5 LOT SUBDIVISION

Mrs. O'Melia appeared before the Planning Board with a 5 lot subdivision layout on their property located on Bayview Road. Planning Board members pointed out that they will need a minimum of 80', therefore requiring that the lots be decreased to 4 instead of 5. Applicant was advised to fill out the Environmental Assessment form, obtain a legal description, reduce the lots to 4. If all information can be obtained by April 24th, the Public Hearing can be scheduled for April 29th.

HENRY KEARNS - FURNITURE OUTLET SOUTH PARK & SOUTHWESTERN BLVD.

Mr. Henry Kearns and the engineer from Nussbaumer & Clark appeared before the Planning Board with a site plan for a proposed furniture outlet to be located on South Park near Southwestern Blvd. This was the former Peter Fenn parcel which is zoned C-2. Applicant was advised that revisions will be necessary as outlined by Building Inspection and Engineering. The EAF is ready for filing; The State D.O.T should be contacted for the curb cut, as well as County Health Dept. approval as this business will be using a septic system. Revisions are to be made for the April 29th meeting.

OTHER MATTERS:

1. Multi-family units in commercial districts. Concepts to be drawn up by G. McKnight for the next meeting.
2. Jan Panzetta - zoning change to be made to NC.
3. Clark Street rezoning - G. McKnight to contact the Gray family to ascertain whether it should be C-2 or R-2.

Motion was made to recommend to the Town Board that the Neighborhood Commercial zone should be extended along Abbott Rd. by Mr. Danyluk, seconded by Mrs. Saunders. Carried.

Motion to adjourn was made by Mr. Danyluk, seconded by Mr. Cary. Carried. Meeting adjourned at 10:05 p.m.

RESPECTFULLY SUBMITTED,

GEORGE DANYLUK, SECRETARY
PLANNING BOARD

NEXT MEETING: APR. 29, 1987

SITE PLAN REVIEWS

Frank Cirrincione - Hand Lettering Business - Garage at back of property on McKinley Parkway and Clark St.

I am familiar with this site. There is an existing 1½ car detached wood frame garage at the rear of the property adjacent to a contractor's storage area which is fenced in. All the construction materials should be located inside the stockade fence. The front of this garage is painted bright red. The other 3 sides should also be painted. It is in definite need of paint. The large acculation of debris and junk around the site should be cleaned up. It should also be landscaped with shrubs that conform to the original site plan which was never completed. Stone paving should be done around this area because there are pot-holes in the parking lot. This is a very clean business and once it is established it will be an asset to the community.

ED BURKE - DUPLEXES

I reviewed the site plan and saw the location of the duplexes. The property is zoned R-3. Since the rear yard of these 3 duplexes appears to be 10', it would have to be approved by the Zoning Board of Appeals on each individual basis. Under 29-48C, the code requires 30' minimum. The corners of the parking lot where these are located are almost wasted space. They will make provisions to have required parking spaces. 4 are required for each unit. There appears to be adequate parking for the other existing buildings. Proper drainage will be required as well as landscaping. This is a well-managed apartment complex and we receive very little complaints from the residents who live in these units. I hope it continues.

HENRY KEARNS - SOUTH PARK AVENUE & SOUTHWESTERN BLD. ZONED C-2

The property is zoned C-2. Proposed elevations should be shown on the plan to ensure proper drainage. Where storm receivers should be located in the parking lot which will run to the front ditch on Southwestern Blvd. Since there is no sanitary sewer, a leach field is required. The parking in the front lot would violate 29-129B1, therefore it must be approved by the Zoning Board of Appeals. Two parking spaces which are on the n.e. corner of the driveway, must be eliminated. The two handicapped parking spaces would more than adequately meet the needs of the proposed building based on 29-19A. Therefore 7 spaces are required and they have 39 legal spaces on their plan. They should have detail of curbs listed and detail of the paving. The plans must be stamped by a licensed architect.

JOHN J. LAUCHERT, BUILDING INSPECTOR
TOWN OF HAMBURG

MEMO TO: PLANNING BOARD

FROM: PLANNING DEPT.

SUBJECT: Burke Realty Camelot Village Apts.

Pat Burke is proposing to build side-by-side, three bedroom duplexes at three corners of Camelot Village. I have no problem with the concept because of the location. The north and west sides of the property abut Thruway property, the east side abuts the Niagara-Mohawk power line right-of-way and the south side abuts the rear property line of

The proposal will have to be approved by the ZBA for a backyard variance of probably 20 feet. The ordinance requires a minimum rear yard of 30 feet and the site plan shows ten feet.

The site plan also proposes "knocking off the inside corners" in order to provide additional parking. A stripped area needs to be shown so that fire trucks can get to the hydrants located at each corner.

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LEGAL NOTICE

TOWN OF HAMBURG

PLANNING BOARD

APPROVAL OF SUBDIVISION PLAT KNOWN AS ALICE SUBDIVISION:

NOTICE IS HEREBY GIVEN that the Planning Board of the Town of Hamburg will hold a Public Hearing at Town Hall, S-6100 South Park Avenue on the 15th of April at 8:00 p.m. (local time) for the purpose of approval of an 11 lot residential subdivision. This property is further described as follows:

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 Forty-Four (44) Township nine (9), Range eight (8) of the Holland Land Company Survey and more particularly bounded and described as follows:

Beginning at the intersection of the southeasterly line of Center Street with the Westerly line of Versailles Road; running thence southwesterly along the southeasterly line of Center Street 515.28 feet to a point 150 feet northeasterly of land conveyed to John Holmes by Deed in Liber 725, page 23; running thence southeasterly at right angles to the southeasterly line of Center Street a distance of 250 feet; thence running southwesterly along a line parallel to the southeasterly line of Center Street a distance of 150 feet to the northeasterly line of Holmes land; running thence southeasterly along the northeasterly line of Holmes and land conveyed to Conrad Fierle by Deed in Liber 670, page 618 a distance of 282.22 feet to the westerly line of Versailles Road; thence running northerly along the westerly line of Versailles Road a distance of 851.98 feet to the place of beginning.

G. GERALD VALGORA, CHAIRMAN

TOWN OF HAMBURG PLANNING BOARD

DATED: March 31, 1987

LEGAL NOTICE

TOWN OF HAMBURG

PLANNING BOARD

APPROVAL OF SUBDIVISION PLOT KNOWN AS CHRISTINE SUBDIVISION:

NOTICE IS HEREBY GIVEN that the Planning Board of the Town of Hamburg will hold a Public Hearing at Town Hall, S-6100 South Park Avenue on the 29th of April at 8:00 p.m. (local time) for the purpose of approval of a 4 lot residential subdivision. This property is further described as follows:

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Hamburg, County of Erie, State of New York, being part of Lot 54, Township 9, Range 7, bounded and described as follows:

BEGINNING at a point in the centerline of Bayview Road at the intersection of said centerline with the south line of Map Cover 2056; THENCE east along said south line and the north line of Map Cover 2475 extended a distance of 214.32'; THENCE south parallel with centerline of Bayview Road a distance of 416.39'; THENCE west parallel with south line of Map Cover 2056 a distance of 156.62' to the west line of lands of O'Melia (Liber 7934, Page 27); THENCE north along said west line a distance of 43.67' to the south line of Map Cover 2475 extended; THENCE west along said south line extended being the south line of Liber 1083, Page 72 a distance of 70.52' to the center line of Bayview Road; THENCE north along said centerline a distance of 369.26' to the POINT OR PLACE OF BEGINNING

DATED: APRIL 20, 1987

G. GERALD VALGORA, CHAIRMAN
TOWN OF HAMBURG PLANNING BOARD

TOWN OF HAMBURG

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



Supervisor
JACK QUINN, JR.

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JAMES F. CONNOLLY
DANIEL J. HENRY
SALLY A. STEPHENSON

Town Attorney
JEAN PETERSON
Town Clerk
PATRICIA A. MEAD
Supt. of Highways
RICHARD A. SMITH
Receiver of Taxes
ROBERT A. MARS

April 13, 1987

TO: TOWN BOARD & PLANNING BOARD

RE: 3620 ABBOTT ROAD, BEING PART OF LOT 34TR98 MORE
PARTICULAR SUB LOT 801, 802,803.

This property is zoned R-2 under our present code. Under the past code it was R-C before 1976 it was zoned neighborhood business. It was a green house, now it is a beauty shop, they requested a detached sign from the Zoning Board of Appeals and since it is not set back 40 ft. from the front lot line it requires Zoning Board of Approval.

Unfortunatly it is zoned R-2, it should be changed to the same as the property to the South of Linwood Avenue which is NC. I hope you will take this under consideration to help this woman by the name of Jame Panvetta, owner of Tip Top Beauty Salon.

The Zoning Board of Appeals requested that I request this of both the Town and Planning Board because they would consider giving a variance if it was zoned NC but not if it is zoned R-2.

Thank You for your cooperation.

Sincerely,

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

JJL/cac