

meety. 4-29-87

TOWN OF HAMBURG PLANNING BOARD AGENDA

DATE: Apr. 29, 1987

TIME	NAME	PURPOSE
7:30	EXECUTIVE MEETING	
8:00	Christine Subdivision O'Melia Property Bayview Rd.	Public hearing on subdivision
8:20	Tom Moscatti Tops Market	McKinley Pkwy. - Addition site plan review
8:40	Michael Burzynski Do-Right Collision Shop	3232 Lake Shore Rd.
9:00	Frank Cirrincione hand lettering business	Site plan revision to show garage and landscaping plan
9:20	Jim Paremba - Bells site plan	Added 71 spaces to plan
9:40	Henry Kearns South Park & Southwester	site plan review
10.00	Key-Bank - Phil Casillio McKinley Mall Parcel	site plan review
	Rodney's Restaurant Patio - Dining Area \$ \$Mark Hanna	Information Session
	Jim & Kim Ziemla 5450 S. Abbott Rd.	Proposed beauty shop addition.

Approval of Minutes

1. Recommendation on Johengen rezoning
2. Special Use Permit - satellite dish has been lowered & painted
3. HCK SITE PLAN - Conservation Board is signing off

May
11

4-29-87

TOWN OF HAMBURG

PLANNING BOARD MINUTES

The Town of Hamburg Planning Board met in regular session on 4-29-87 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, Dennis Gaughan. Others attending included: Attorney Dan Gorman, and Terry Dubey, Stenographer.

Minutes of the meeting of 4-15-87 were approved on motion by Mrs. Saunders, seconded by Mr. Danyluk. Carried.

PUBLIC HEARING - CHRISTINE SUBDIVISION - O'MELIA PROPERTY ON BAYVIEW ROAD (4 LOT SUBDIVISION)

Secretary Danyluk read the following Legal Notice on above-mentioned property:

<p>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</p>	<p>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</p>
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Chairman Valgora declared the hearing open. Mr. O'Melia, the applicant, was present to speak in favor of his subdivision. Mr. O'Melia stated that he purchased the property from Mr. Nicosia. One lot will be for his own personal use and the other 3 will be sold.

Chairman Valgora asked 3 times if anyone wished to be heard for or against the Subdivision. Hearing no response, the Chairman declared the hearing closed. Applicant was advised to proceed to final.

Motion was made by Mr. Carnevale, seconded by Mr. Cary to approve the subdivision as presented. Carried.

PLANNING BOARD MINUTES

4-29-87

KEY BANK - PHIL CASILIO - MC KINLEY MALL PARCEL

Mr. Phil Casilio, representing the firm of Kideney, Smith, Fitzgerald, Laping appeared before the Planning Board with a site plan for a proposed Key-Bank to be located on the McKinley Mall parcel near Entrance "B". A communication was received by the Building Dept.

The main building is approximately 42' x 72' for a total of 3,024 s.f. Seventeen parking spaces are required and 26 have been indicated on the plan. Two handicapped spaces must be designated on the site plan, (12½ x 20'). These spaces should be shown on the plan as close to the main entrance as possible and must be properly signed. The top soil and fill must be transported to the Rush Creek Area at the owner's expense. The grassed area should be indicated on the site plan. Detached signs are not permitted. One attached sign is permitted. On underground drainage, the location to the drainage swail must have a clean out.

The Engineer's comments were discussed with Mr. Casilio by telephone.

Motion was made by Mrs. Saunders, seconded by Mr. Danyluk to approve the site plan for Key-Bank contingent upon Engineering Dept. approval. Carried.

FRANK CIRRINCIONE - HAND LETTERING BUSINESS - CLARK & MC KINLEY

Mr. Frank Cirrincione appeared before the Planning Board with a revised site plan showing the garage building for the hand lettering business in the back. A landscaping plan was also presented. As the Building Inspector has not had a chance to review the plan it was put on hold for his input.

BELL'S SUPERMARKET - BELL'S PLAZA - SOUTH PARK PLAZA

Mr. Jim Paremba appeared before the Planning Board with a revised site plan for Bell's located on South Park Avenue. Seventy-one parking spaces have been added to the plan. Comments were received from the Building Inspector as follows:

Parking area should be in proper elevations. Some type of bumper blocks should be indicated where pavement ends. The seeded area in the front of the building should be completed by this time, as well as some plantings.

Motion was made by Mr. Danyluk, seconded by Mr. Crandall to approve the site plan showing bumper guards and landscaping. Carried.

PROPOSED ADDITION FOR BEAUTY SHOP IN C-2 LOCATED AT 5450 S. ABBOTT RD.

Mr. & Mrs. Ziemlo appeared before the Planning Board with a survey of their property located at 5450 S. Abbott Rd. Mrs. Ziemlo would like to have a beauty shop in her home and would like to have a 15' x 23' addition. Applicant was advised to follow the site plan review process.

JACOBI'S ADDITION - CAMP RD.

A drawing of a proposed renovation for Jacobi's was presented to the Planning Board. It was noted that Zoning Board approval will be required. Motion was made by Mr. Crandall, seconded by Mr. Carnevale to forward the proposal to the Zoning

Board for variance. Carried.

OTHER MATTERS:

Special Use Permit - Mr. Halt

The satellite dish has been lowered and painted. A memo was sent to the Planning Board by Mr. Lauchert ascertaining same. No action taken. Decision will be made at the May 11th meeting.

Motion to adjourn the meeting until May 11th was made by Mr. Danyluk, seconded by Mrs. Saunders. Meeting adjourned 9:00 p.m.

RESPECTFULLY SUBMITTED,

GEORGE DANYLUK, SECRETARY
PLANNING BOARD

NEXT MEETING:

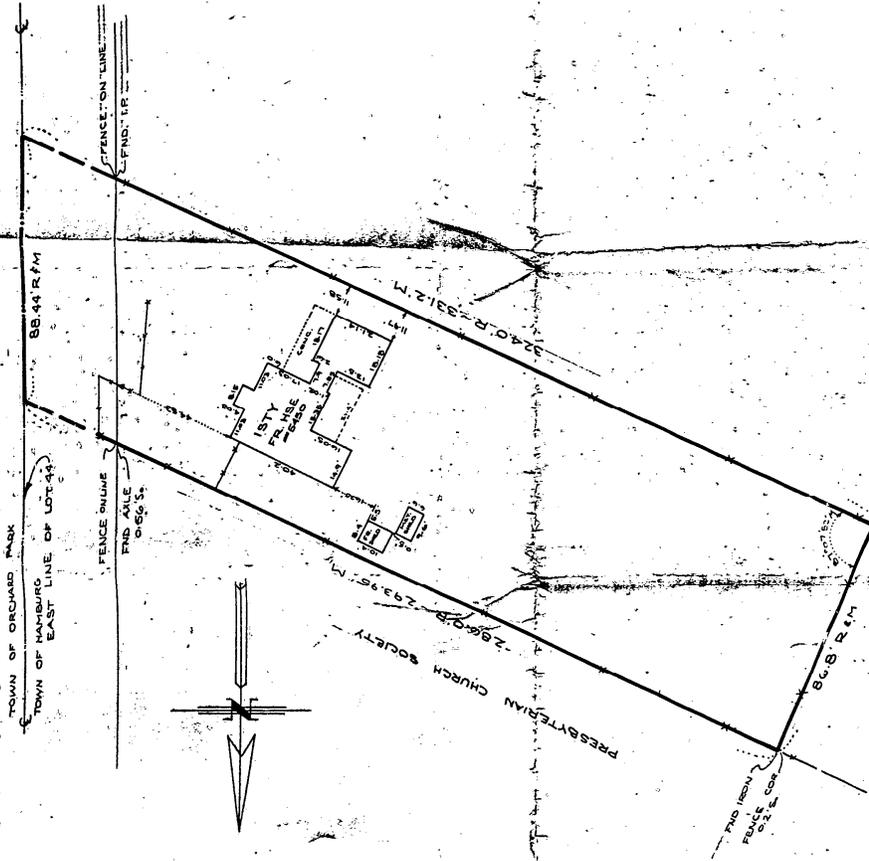
MAY 11, 1987
7:30 P.M.

JOHENGEN REZONING PETITION - FROM R-A TO R-1 4819 NEWTON ROAD

Referred to Planning Board from Town Board. Favorable recommendation was made as follows: Motion was made by Mr. Danyluk, seconded by Mrs. Saunders to recommend a zoning change from R-A to R-1 for property located at 4819 Newton Road for construction of a single dwelling.

1. It is in keeping with the general character of the neighborhood.
2. There is sufficient property surrounding the area for construction of another dwelling.

SOUTH ABBOTT (US MARINE) RD.



TOWN OF ORCHARD PARK
TOWN OF HAMBURG
EAST LINE OF LOT 1

FENCE ONLINE
FIND AXLE
0.66%

FENCE ON LINE
FIND LINE
0.66%



PRESBYTERIAN CHURCH SOCIETY

TWO IRON
FENCE CORNER

80.8 R/LM



WHITFORD and KOELMEL CONSULTING ENGINEERS - LAND SURVEYORS HAMBURG NEW YORK	
DRAWN BY: J.A.K. CHECKED BY: J.A.K.	SCALE: 1" = 30' DATE: 10-23-86
JOB NO. 83444 REV.	
SURVEY OF SOUTH ABBOTT RD. BEING PART OF TOWNSHIP AND RANGE OF THE HOLLAND LAND COMPANY SURVEY AND LOCATED IN THE TOWN OF HAMBURG COUNTY OF SEIE STATE OF NEW YORK	

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
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 28, 1987

Re: Key Bank, McKinley Mall, 3701 McKinley Parkway, Hamburg.

SITE PLAN REVIEW

The main building of this bank is approximately 42 X 72 feet total of 3,024 square feet using the parking requirements for 29-19 H one space for each 175 sq. feet of floor area means that 17 parking spaces are required on the proposed land there are 26 which will more than adequately meet the needs of the people, using the facility. With 26 parking spaces it requires to have two handicapped parking spaces under the requirements for the New York State Uniform Fire Prevention and Building Code.

These spaces must be 12 1/2 by 20 feet, a center common area could be used by both parking spaces. They must be shown on the plan as close to the main entrance as possible, and the properly signed. All excess top soil and fill from the site must be trucked to 65 acres, which is two miles down the road Town of Hamburg property at the owner's expense. All grass area on the plan should be so noted. No detached signs are permitted on this site and one attached sign, which is permitted by code will be given and excess of one must be approved by the Zoning Board of Appeals.

Where the roof drainage meets the underground drainage to the drainage swail at this location there must be a clean out. A banking facility has been needed since the mall has been open, not only outside but inside. I know it will be appreciated by many people in this area.

If I can be of any more assistance, feel free to contact me.

Sincerely,

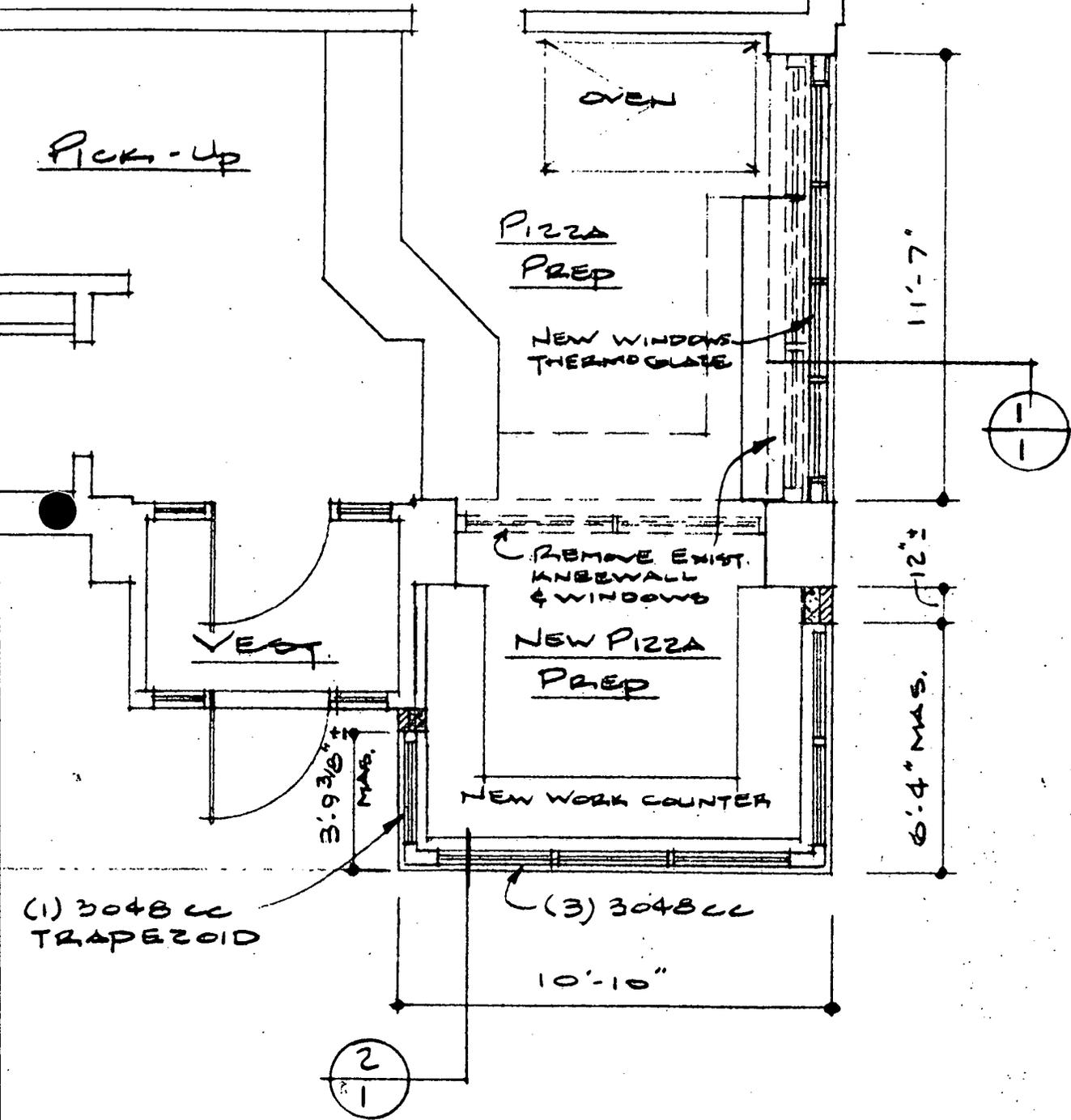
John J. Lauchert (cc)

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

JJL/cac

Jacobi's Camp Rd.

KITCHEN



Pick-Up

Pizza Prep

NEW WINDOWS
THERMOGLASS

VEST.

REMOVE EXIST.
KNEEWALL
& WINDOWS

NEW PIZZA
PREP

NEW WORK COUNTER

11'-7"

12"

6'-4" MAS.

10'-10"

(1) 3048 CC
TRAPEZOID

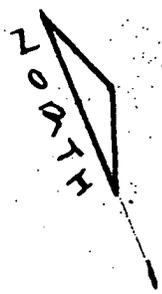
(3) 3048 CC

2
1

91.0'

EXIST. PARKING

PL
1" = 2'





Town of Hamburg Conservation Advisory Board

S-6100 SOUTH PARK AVENUE HAMBURG, NEW YORK 14075

51
Admiral Rd.
Suffolk
14216

WORKSHEET FOR REVIEW OF PROPOSED ACTION

SEQR Application No. 87-10 : Specially Food Store at McKinley + Clark

Reviewed by Conservation Advisory Board Member Ray Vaughan

Possible Environmental Concerns	Resolution of Environmental Concerns
The site plan refers to "new grade elevations", a drain into the creek, and stone rip-rap at the outlet to prevent erosion.	The creek is part of the open space/recreation network shown on the 2010 Master Plan. We need a written assurance from the developer that the fill will not encroach on the flood plain of the creek, and that the drain and method of erosion protection will be reasonably attractive and environmentally sound.

Purpose of this review: to identify all relevant areas of environmental concern and thoroughly analyze those areas of concern.

"Environment" means the physical conditions which will be affected by a proposed action, including land, air, water, minerals, flora, fauna, noise, resources of agricultural, archaeological, historic, or aesthetic significance; existing patterns of population concentration, distribution of growth, existing community or neighborhood character, and human health and environment.

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Supervisor
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D. MARK CAVALCOLI
JAMES F. CONNOLLY
DANIEL J. HENRY
SALLY A. STEPHENSON

April 23, 1987

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

TO: PLANNING BOARD

RE: 4843 Jacks Trail, Application Robert Hult for
a satellite dish.

Yesertday April 20, 1987 at the request of the owner we inspected the satellite dish, it was lowered the required amount approximately 2 feet. It was painted a dull tan. It appears that it does meet your requirements and formally the Zoning Board of Appeals requirements. Therefore, I feel that the request of the Planning Board has been adhered to and that a permit is warranted at the present time.

If I can be of any more assistance, feel free to contact me.

Sincerely,

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

JJL/cac

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D. MARK CAVALCOLI
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April 24, 1987

To: Planning Board

Re: Bell's Supermarket , Phase II retail, South.
Park Avenue, Hamburg, New York.

Town Attorney
JEAN PETERSON

Town Clerk
PATRICIA A. MEAD

Supt. of Highways
RICHARD A. SMITH

Receiver of Taxes
ROBERT A. MARS

SITE PLAN REVIEW

From the site plan submitted, dated April 16, 1987 the parking area should be in proper elevations on the plan. Not only on the black top, but on the adjacent property to the black top, especially at the South West corner of the property. No doubt where it says end of black top there must be some type of a guard rail, bumper blocks placed in this area. Definitely at the North East corner, were the proposed bank is to be located.

Not only in the parking area, the driving area but also in the existing woods area. The double line in the north east corner is a curb, I hope. But, that must be defined because from past experience with these people what you thought was curbs was not curbs. But, I definitely want to know what is proposed, before any permits are issued. I would also expected to see all the seeded area in the front of the building by this time to have grass in it which is green and some low scrubs to dress up the front of the building. I am trying to make the Town of Hamburg look nice, and their cooperation would be helpful.

Also, see memo dated March 24, 1987 concerning this property.

Sincerely,

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