

TOWN OF HAMBURG

PLANNING BOARD MINUTES

4-30-86

PUBLIC HEARING
JOHN REINHOLD
6068 OLD LAKESHORE RD.

PRELIMINARY APPROVED. APPLICANT
TO PROCEED TO FINAL

PROPOSED REZONING - GREAT
AMERICAN TRUCKING - SOUTHWESTERN
BLVD. NEAR PLEASANT FROM R-C & R-A TO M-1

FAVORABLE RECOMMENDATION FORWARDED
TO TOWN BOARD

KEN NIGRO SITE PLAN
PROPOSED OFFICES BIG TREE & RT. 20A

APPLICANT TO REVISE SITE PLAN

B&F DEVELOPMENT - ROSA CENTER
MC KINLEY PKWY AT HIGHLAND

FORWARDED TO ZONING BOARD OF
APPEALS FOR 20' SIDE YARD VARIANCE
WITH FAVORABLE RECOMMENDATION &
SITE PLAN APPROVAL CONTINGENT ON
ZONING BOARD APPROVAL.

SILO - APPLIANCE STORE
OUT PARCEL MC KINLEY MALL

SITE PLAN APPROVED CONTINGENT UPON
ENGINEERING & TOWN BOARD APPROVAL

MARK & LINDA SCHMIDT - NEW OWNERS
OF FRANK'S TRAILER PARK
SOUTHWESTERN BLVD.

APPLICANT ADVISED TO FOLLOW MOBILE
HOME REGULATIONS

BETHFORD CAR WASH
4490 LAKE AVENUE
ZONED C-2

APPLICANT ASKED TO REVISE SITE PLAN

NIGHT WATCH DOG KENNEL
PLEASANT AVENUE

APPLICANT TO APPLY FOR SPECIAL USE
PERMIT

REZONING PETITION
OF ENSER REALTY
TOMAKA PROPERTY MC KINLEY
PARKWAY

UNFAVORABLE RECOMMENDATION SUBMITTED
TO TOWN BOARD

TOWN OF HAMBURG

PLANNING BOARD MINUTES

4-30-86

The Town of Hamburg Planning Board met in regular session on Wednesday, April 30th, 1986 in the Planning Board room.

Members attending included: Chairman G. Gerald Valgora, Messrs. Cary, Danyluk, Crandall, Gaughan, and Mrs. Saunders. Others present included: Jay Pohlman, Esq. G. McKnight, J. Lauchert, and Terry Dubey, Stenographer.

Minutes of the meetings of 4-16-86 and 4-21-86 were approved on motion by Mr. Danyluk, seconded by Mr. Crandall. Carried.

EXECUTIVE SESSION:

Policy statement on mall area. It was noted that general guidelines should be established starting from the mall itself working outward on rezoning commercial following a major highway. However, where there is a residential abutting piece, the Planning Board should be concerned to the preservation of the residential flavor. Mr. McKnight commented that large acreage, single ownership development should be encouraged in order to control the type of development as well as curb cuts. The Planning Board should try to be consistent in their rationale. The east side of McKinley should be comprised of office type development as homes back up to vacant parcels. Restaurant development would not be suitable as dumpsters would back up to residential. On rezoning parcels with no specific use, Planning Board members expressed concern with this type of rezoning. Mr. Crandall noted that recommendations on policy could be done on the zoning map. Mr. McKnight commented that to do the master plan over would be very expensive. One idea expressed was to start with smaller areas where rezoning is most logical. A policy plan is more valuable. Areas that would tie into sequential growth from the mall area would be Southwestern and Big Tree. One policy of past Planning Boards is not to have retail commercial along Southwestern Blvd. near the college. The rationale is not to have a lot of fast food, video game rooms, or bookstores that would cater to the college environment. Office complex development is more compatible with the college.

PUBLIC HEARING - JOHN REINHOLD SUBDIVISION - 6068 OLD LAKESHORE ROAD.

Secretary Danyluk read the Legal Notice on the Reinhold Subdivision as follows:

LEGAL NOTICE
TOWN OF HAMBURG
PLANNING BOARD
APPROVAL OF SUB-DIVISION
PLAT KNOWN AS REINHOLD
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 30th day of April, 1986 at 8:00 P.M. (Local Time) for the purpose of approval of a 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 #48, T-9, R-8 of the Holland Land Company's survey bounded and described as follows:

BEGINNING at a point in the southerly line of Old Lake Shore Road, 1491.32 feet southwest of the southerly line of Lake View Road; thence running southeasterly 1510.95 feet forming an interior angle of 91°51' with the south line of Old Lake Shore Road; thence running southwesterly 150.61 feet forming an interior angle of 89°58'21" thence running northwesterly 1515.83 feet forming an interior angle of 90°01'39"; thence running northeasterly 150.69 feet to said point of beginning, forming an interior angle of 88°07' with the south line of Old Lake Shore Road.
Full opportunity to be heard will be given to all citizens and all interested parties.
Dated: April 16, 1986
G. Gerald Valgora, Chairman
4-24 Town of Hamburg Planning Board

4-30-86

JOHN REINHOLD SUBDIVISION (CONTINUED)

Vice-Chairman Crandall declared the hearing open:

In the absence of the applicant, Jay Pohlman explained that Mr. Reinhold is moving one of his homes from one side of the Old Lake Shore to the other. In essence, this creates a minor subdivision for 2 pieces of land. Mr. Reinhold will relocate the dwelling on to a new foundation.

Vice-Chairman Crandall asked three times if there was anyone wishing to be heard for or against the proposal? No one spoke in opposition.

Motion was made by Mrs. Saunders, seconded by Mr. Danyluk to declare the hearing closed. Carried.

Motion was made by Mr. Cary, seconded by Mrs. Saunders to approve the preliminary sketch as presented and proceed to final. Carried.

PROPOSED REZONING FOR GREAT AMERICAN TRUCKING - RICK VANDERBUSH- SOUTHWESTERN BLVD. NEAR PLEASANT FROM R-C & R-A TO M-1

Mr. Rick Vanderbush appeared before the Planning Board on his application for rezoning for a truck dispatch office to be located on Southwestern Blvd. near Pleasant. At the present time, Mr. Vanderbush operates from the NDC facility on McKinley and his trucks are constantly being ticketed. He would like to move his operation to a more suitable location. The area required is for 4 or 5 acres for the dispatch office as he has about 5 to 7 trucks. The present zoning is R-C and R-A. An M-1 zoning is required. Since Route 20 is a major truck route, there would be less impact on surrounding residential neighborhoods.

The following recommendation was made for the rezoning:

Motion was made by Mr. Crandall, seconded by Mr. Danyluk to recommend favorably on the rezoning of approximately 30 acres of land on Southwestern Blvd. near Pleasant to M-1 for the following reasons:

1. Route 20 is a major trucking route and is a logical extension for a dispatch office. Parcel is in a relatively rural area of the Town with no adverse impact on surrounding neighborhoods.
2. Adjacent parcels are in a compatible commercial zone. Carried.

Applicant was advised to proceed with a site plan showing landscaping, buffering, and layout of site.

KEN NIGRO SITE PLAN - 4678 BIG TREE ROAD

Mr. Ken Nigro appeared before the Planning Board with a proposed renovation of his warehouse property located at 4678 Big Tree Road. Mr. Nigro's intent is to turn the building into offices and warehousing. This is a present block building that has landscaping around it. We plan to redo the exterior with a sand spray which has a plastered feature. Windows are now in the building. Modifications have been made on this site plan as required. Mr. Nigro stated that they are looking for new clientele for the offices. As of this date, one individual is interested.

KEN NIGRO (CONTINUED)

Five tenants will occupy the first floor and the upstairs will be used for storage purposes. Mr. Lauchert asked if there is a tenant living on the second floor? Mr. Nigro responded that he has a maintenance person living on premise. Mr. Crandall inquired as to the type of permission Mr. Nigro is seeking as a few phases have been indicated on the site and it is very confusing.

Mr. McKnight informed the board that Mr. Nigro is presently converting the warehouse into office space and the Building Inspection Dept. cited Mr. Nigro. Now, he is required to bring in a site plan adjusting the parking, and lay it out properly as more parking spaces are required for office use. Site plan approval is needed to secure the building permit. Approval can only be based on Phase I. On future phases, Planning Board approval is required each time. It was pointed out that the property should be cleaned up and junk cars removed. The parking areas must be blacktopped and designated on the plan. Lighting should also be indicated. A cross section of pavement must be reflected. Buildings should be constructed in sequence with Planning Board approval for each building. Sidewalks should be indicated. For a building with 3,840 s.f. 44 parking spaces are required. When windows are changed, a building permit is required. Applicant was asked to revise his site plan reflecting these changes for the next Planning Board meeting.

B&F DEVELOPMENT SITE PLAN - MC KINLEY & HIGHLAND PARKWAY

Messrs. Rosa, Bassett, and Fava appeared before the Planning Board with a revised site plan as requested at the meeting of April 21st. At that session, the applicant was asked to move the driveway 5' from the north property line extending southward for a total of 65', showing parallel ingress and egress and subject to the reciprocal agreements. That change has been designated on the site plan. However, this now necessitates another appearance at the Zoning Board of Appeals for a 20' side yard variance, as a commercial property borders a residential. Application has been made to the Zoning Board for the May 6th meeting. Negotiation on the reciprocal agreement is in progress.

Mr. McKnight noted that he has discussed the concerns of Mr. Walsh with Mr. Bassett's Attorney. Part of the agreement designated that buildings would be 90' back for a uniform setback. There was talk of a 10' sidewalk, and a 30' driveway. 20' of parking is shown. The Planning Board has an anticipated amendment change on reduction of parking spaces to the Town Board to 18'. A uniform depth must be agreed upon for all properties as the Planning Board wants plaza-type development. We don't want any business to be hidden. They should all be the same. However, with the present measurement, 80' is reflected from the edge of the right of way to the building. Mr. Michalek, representing the Bunte's, noted that the 90' came up in a discussion with the Town Attorney showing a 30' drive, 20' of parking on each side, 10' walkway, and a 10' green area.

Mr. Crandall noted that there is still a conflict on the setback of the building. Mr. Walsh explained that the 90' setback was designated due to the high speed coming off a major highway and that it would be difficult to make the turn otherwise. Discussion was then opened to the audience.

Mr. Edward Barrio, of Highland Parkway spoke in opposition to the proposal on the variances which were granted at the Zoning Board meeting held April 1st. Mr. Barrio objected the night of the April 21st meeting. However, when I objected, I was advised that I had received notice. In reading the notice that was sent,

B&F DEVELOPMENT (CONTINUED)

it was not clear what the variances were for. The letter stated that all applicants must appear. I did not feel this involved me. The notice is vague and told me nothing that was happening. I am appealing in what time I have left to get the variances rescinded. I do not want to see anything committed here tonight. I feel the development will block my property as well as Mr. Miller's and will drastically reduce the value of my land and make it difficult to market. The land was available. If B&F Development was granted the variance because he could not purchase additional land, this is false. At the present time, my lawyer is working on the matter. No offer was made. Contrary to what was told to the Zoning Board of Appeals, there was one informal telephone discussion held but the offer was way below the fair market value. I think commercial land is worth more. Originally, I had an agreement with Chi Chi's. They were going to buy 3 lots fronting on McKinley for a family restaurant. I had a purchase agreement from the real estate firm. However, when the zoning went thru, it was timely. There was a problem with the environmental study. The zoning was rescinded, there was a great deal of confusion. The agreement was dated August 2nd and the zoning was passed on December 9th. By that time, Chi-Chi's lost hope of opening for Christmas and that is how we lost out. The agreement is the basis of the value of my land as well as Mr. Miller's.

Mr. McKnight point out that the Planning Board does not grant variances. Variances were granted on April 1, 1986. They are final and have been legally granted.

Mr. Miller of 4462 Highland Parkway stated he did not receive a notice of the meeting and no one approached us on an offer to purchase.

Mrs. Helen Barrio stated that on Mr. Ryan's property, we border his and we are opposed to the variance that he is applying for today.

Reference was made to the April 1st Zoning Board meeting and the variances granted. They are: a rear yard variance of 4.4' granted behind Building "A". A variance of 15' was granted for the exterior side yard. A variance of 3 parking spaces was granted. A 25' variance for parking setback--granted. A 4.4' variance for rear parking setback for Bldg. "B" was granted. A front yard setback for parking of 25' was granted.

Mr. Crandall stated that there is still some discrepancy between Mr. Walsh's agreement and the site plan. The building is 80' from the front property line. Initially, it was set at 90'. On Building "A", there is an 85' setback. 85' is in the agreement based on a principal of 10' of green area, 20' parking on each side, 5' of sidewalk, and 30' drive which comes to 85'. Also, if the zoning ordinance is amended on parking spaces, there will be more leeway. Fine details of the reciprocal still need to be sorted out.

Mr. Bassett noted that the revised site plan has been submitted as requested. An appearance on the 20' side yard requirement is scheduled for May 6th. We would like to get started after that meeting.

Mr. Crandall stated that Planning Board approval can be contingent upon Zoning Board approval. Since it is on the agenda, the Planning Board can submit it to the Zoning Board..

4-30-86

B&F DEVELOPMENT (CONTINUED)

Motion was made by Mr. Cary, seconded by Mr. Danyluk to forward the proposal to the Zoning Board of Appeals on May 6th, 1986, with a favorable recommendation for the 20' side yard variance; contingent upon approval of the Zoning Board; with the reciprocal agreement in place on the use of the service road; and that fencing be erected along the back property line (stockade type) to screen the business from the adjacent residential property. Carried. The site plan can be signed by the Chairman upon Zoning Board approval. There is no need to return to the Planning Board.

Mr. Don McKenna, Counsel for Hamburg Associates Zamias Developers, noted that they have a quarrel to the proposed second curb cut as it legally stands; the one north of Highland. The mall developer has problems connecting up to the road based on engineering calculations for mall standards.

SILO - OUTPARCEL MC KINLEY MALL

Mr. Dan King, Site contractor for the McKinley Mall appeared before the Planning Board with revised drawings as requested by the Engineering Dept. and the Building Inspector, Jack Lauchert, for a Silo appliance store to be located on an outparcel at the McKinley mall. An additional fire hydrant has been added on the west end.

Motion was made by Mr. Crandall, seconded by Mr. Cary to recommend approval to the Town Board contingent upon Engineering approval. Carried.

MARK & LINDA SCHMIDT - FRANK'S TRAILER PARK - SOUTHWESTERN BLVD.

Mark and Linda Schmidt, appeared before the Planning Board for an informational session on some revisions that they would like to incorporate in the former Frank's trailer park on Southwestern Blvd. Mr. Schmidt would like to expand the park in the back and bring it up to code on the front portion. The area in question is approximately 365' x 514'. Lots should be 50' x 100'. Mr. Schmidt also stated that he would like to put in another access road. Building Inspector Lauchert noted that the applicant should follow the mobile home regulations Chapter 30A. The layout should reflect proper setbacks, buffers, etc. Applicant was also asked to follow Development Check List and file an Environmental Assessment.

BETHFORD CAR WASH - 4490 LAKE AVENUE -

Mr. Huntz of the Bethford City Gas Station appeared before the Planning Board with a site plan for a proposed car wash to be located on his property at 4490 Lake Avenue. The following comments were received:

BUILDING INSPECTION - The property is zoned C-2 (29-66A(17) Permitted Uses All plans reviewed by the Planning Board should be in conformance with the Development Check List. (2) Six Bay Car Wash--west side 29-69 required yards B(21)(a) 5 feet. No elevations on building or paved areas have been designated on the site. Drainage has not been shown. No location of utilities, gas, electricity, water has been stipulated. Sanitary sewers are in Dist. #3--must tie into sanitary sewer. (5) Service Area, west side violates 29-101-B-1, also 29-121-B-C Must conform to 29-122A,B, C, D, E, R-2 north side. (6) No detail of paving lighting, signage curbs, have been designated. New pumps must conform to 774.10 NYSUFD&BC. Plan is not accurate.

4-30-86

PLANNING - Can't determine how storm water will be handled. Any septic system will have to be approved by the County Health Dept. Driveways are not shown. Are the parking areas on the west property line and on the east side of the building to be deleted? The car wash at the west property line must be on the line or at least five feet from the line. How is the sanitary waste from the existing building disposed of?

Applicant was asked to revise his site plan for the next meeting.

NIGHT WATCH - DOG KENNEL - PLEASANT AVENUE

Director of Planning McKnight informed the board that Mr. Weller has made an inquiry for a dog kennel to be located on his property on Pleasant Avenue. A dog and boarding kennel is listed in the definition portion of our code but there is nothing more on it. Planning Board members agreed that this should fall under the Special Use permit category.

Letter of thanks to be sent to Ray Joseph for his participation on the Planning Board.

REZONING PETITION OF ENSER REALTY FROM C-1 & R-2 TO C-2 ON BIG TREE RD. & MCKINLEY PARKWAY.

Motion was made by Mr. Valgora, seconded by Mr. Danyluk against the rezoning of Enser Realty, Big Tree Rd. & McKinley for the following reasons:

1. There is no specific use mentioned in the proposed rezoning.
2. There is sufficient commercial property in the surrounding area.
3. No specific Conservation recommendations were submitted although they did forward a negative opinion on the project.
4. With the size of the parcel (38 acres) it will be difficult to control the number of drive cuts without specific uses mentioned. Carried.

Motion to adjourn the meeting was made by Mr. Danyluk, seconded by Mr. Crandall. Carried. Meeting adjourned at midnite.

RESPECTFULLY SUBMITTED,


George Danyluk, Secretary

NEXT MEETING MAY 14TH, 1986

Town of Hamburg

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

S-6100 SOUTH PARK AVENUE - HAMBURG, NEW YORK 14075

TEL: (716) 649-6111

May 1, 1986

TO: THE HAMBURG TOWN BOARD

SUBJECT: Rezoning Petition of Enser Realty
Big Tree Road

At the Planning Board meeting held on April 30th, the following negative recommendation was submitted on a proposed rezoning of property on McKinley and Big Tree for Enser Realty:

Motion was made by Mr. Valgora, seconded by Mr. Danyluk against the rezoning based as follows:

1. There is no specific use mentioned in the proposed rezoning.
2. There is sufficient commercial property in the surrounding area.
3. No specific Conservation recommendations were submitted although they did forward a negative opinion on the project.
4. With the size of the parcel (38 acres) it will be difficult to control the number of drive cuts without specific uses mentioned.

Sincerely,

TOWN OF HAMBURG PLANNING BOARD

G. Gerald Valgora
G. Gerald Valgora, Chairman

GGV:tad

Town of Hamburg

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JACK QUINN, JR.

Councilmen
D. MARK CAVALCOLI
JAMES F. CONNOLLY
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S-6100 SOUTH PARK AVENUE - HAMBURG, NEW YORK 14075
TEL: (716) 649-6111

May 6, 1986

Mr. Ray Joseph
127 Chapel Glen
Hamburg, New York 14075

Dear Ray:

The letter of your resignation from the Planning Board was read at our April 30th session. We accept your resignation with regret.

At this time may we express our gratitude for your participation and service to the community though it was shortlived. We wish you well in your new venture in Tampa, Florida. We will think of you especially during the long and hard winter months and hope that you will remember us too.

Sincerely,

TOWN OF HAMBURG PLANNING BOARD

G. Gerald Valgora
G. Gerald Valgora, Chairman

Town of Hamburg

Supervisor
JACK QUINN, JR.

Town Attorney
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Councilmen
D. MARK CAVALCOLI
JAMES F. CONNOLLY
DANIEL J. HENRY
SALLY A. STEPHENSON

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

May 1, 1986

TO: The Hamburg Town Board

SUBJECT: Rezoning Petition of Great American
Trucking - Rick Vanderbush - Southwestern
Blvd. next to Club Lorelli near Pleasant
from R-C to M-1 - Dispatch Office

At the Planning Board meeting held on April 30th, the following recommendation was made on the proposal for a rezoning of approximately 30 acres of land on Southwestern Blvd.

Motion was made by Mr. Crandall, seconded by Mr. Danyluk to recommend favorably on the rezoning of approximately 30 acres of land on Southwestern Blvd. near Pleasant to M-1 for the following reasons:

1. Route 20 is a major trucking route and is a logical extension for a dispatch office. Parcel is in a relatively rural area with no adverse impact on surrounding neighborhoods.
2. Adjacent properties are in a compatible, commercial zone.

Applicant is to draw up a site plan showing landscaping, buffering, and layout of site.

Sincerely,

TOWN OF HAMBURG PLANNING BOARD

G. Gerald Valgora
G. Gerald Valgora, Chairman

GGV:tad

Town of Hamburg

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S-6100 SOUTH PARK AVENUE - HAMBURG, NEW YORK 14075

TEL: (716) 649-6111

May 6, 1986

Mr. Lew Weller
2652 Pleasant Avenue
Lakeview, New York 14085

Dear Mr. Weller:

At the Planning Board meeting held on April 30th, it was agreed that your proposed use of your property on 2652 Pleasant Avenue will require a Special Use Permit procedure.

The filing fee for such a hearing is \$35.00 payable to the Town Clerk. You will be required to bring in a survey of your property, show what you plan to do on the property for the kennel, and also bring in a copy of the Legal Description.

Once the Legal Description is in, we can advertise a Public Hearing in the local papers and hear the request at the Planning Board level.

If you have further questions, please contact Mr. McKnight, Director of Planning, 649-6111, Ext. 412.

Sincerely,

TOWN OF HAMBURG PLANNING BOARD

G. Gerald Valgora
G. Gerald Valgora, Chairman

GGV:tad

QUALITY TRIAL AND GUN DOG PUPPIES

NIGHT WATCH
LABRADOR RETRIEVERS
AKC - OFA

LEW WELLER
(716) 648-6572

2652 PLEASANT AVENUE
LAKE VIEW, NEW YORK 14085

TOWN OF HAMBURG

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



Supervisor
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Receiver of Taxes
ROBERT A. MARS

May 5, 1986

TO: Supervisor Jack Quinn

SUBJECT: Silo - Out-Parcel McKinley Mall

At the meeting held on April 30th, motion was made by Mr. Crandall seconded by Mr. Cary to forward a favorable recommendation for the Silo Appliance Store on the McKinley Mall out-parcel contingent upon Engineering approval and Town Board approval.

The copy of the site plan in the Supervisor's Office is an old drawing. The revised drawing is in the Town Engineer's office. Jack Gilbert has not signed off yet as there are some things he wants done.

The only thing that the Town Board can do is to give the Supervisor permission to sign the correct copy of the site plan in the Engineer's office.

G. Gerald Valgora, Chairman

Town of Hamburg

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S-6100 SOUTH PARK AVENUE - HAMBURG, NEW YORK 14075

TEL: (716) 649-6111

May 1, 1986

TO: Chairman Peter Blaauboer
Zoning Board of Appeals

SUBJECT: B&F Development Revised Site Plan

A special meeting was held by the Planning Board on April 21st on the B&F Development Site Plan to be located on McKinley Parkway. At that meeting a recommendation was made to show the driveway 5' from the north property line extending southward for a total of 65'; showing parallel ingress and egress and subject to agreement on the parallel driveway connecting properties to the north and subject to the acceptance of the proposal on the reciprocal agreement.

On April 30th, Messrs. Bassett, Rosa, and Fava appeared before the Planning Board with a revised drawing of the site as requested. This then entailed another variance of 20' on the side yard requirement. The Planning Board is in favor of the project.

Motion was made by Mr. Cary, seconded by Mr. Danyluk to forward the proposal to the Zoning Board of Appeals on May 6th, 1986, with a favorable recommendation for the 20' side yard variance; contingent upon approval of the Zoning Board; with the reciprocal agreement in place on the use of the service road; and that fencing be erected along the back property line (stockade type) to screen the business from the adjacent residential property. Carried. The site plan can be signed by the Chairman upon Zoning Board approval. There is no need to return to the Planning Board.

Sincerely,

TOWN OF HAMBURG PLANNING BOARD

G. Gerald Valgora
G. Gerald Valgora, Chairman

GGV:tad

**LEGAL NOTICE
TOWN OF HAMBURG
PLANNING BOARD
APPROVAL OF SUB-DIVISION
PLAT KNOWN AS REINHOLD
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 30th day of April 1986 at 8:00 P.M. (Local Time) for the purpose of approval of a 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 #48, T-9, R-8 of the Holland Land Company's survey bounded and described as follows:

BEGINNING at a point in the southerly line of Old Lake Shore Road, 1491.32 feet southwest of the southerly line of Lake View Road; thence running southeasterly 1510.95 feet forming an interior angle of $91^{\circ}51'$ with the south line of Old Lake Shore Road; thence running southwesterly 150.61 feet forming an interior angle of $89^{\circ}58'21''$; thence running northwesterly 1515.83 feet forming an interior angle of $90^{\circ}01'39''$; thence running northeasterly 150.69 feet to said point of beginning, forming an interior angle of $88^{\circ}07'$ with the south line of Old Lake Shore Road.

Full opportunity to be heard will be given to all citizens and all interested parties.

Dated: April 16, 1986

G. Gerald Valgora, Chairman
4-24 Town of Hamburg Planning Board