

meeting 5-13-87

# TOWN OF HAMBURG PLANNING BOARD AGENDA

DATE: 5-13-87

TIME	NAME	PURPOSE
7:30	EXECUTIVE MEETING	
8:00	West-Herr Ford John Wabich	<i>approved cont. on Eng B.I. + plans</i> Extension of new vehicle storage lot
8:20	Tom Moscati Tops Market Addition	<i>approved cont. on Eng B.I. + plans</i> Add 17 more spaces
8:40	V.F. W. Addition on Lakeview Rd.	site plan review <i>approved cont. sh County Eng + B.I.</i>
9:00	Robert Reggenten Sketch Subdivision Plan	Boston State Rd. near golf course R-A <i>no show</i>
9:20		
9:40		
10:00		

**Approval of Minutes**

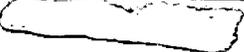
1. Rezoning recommendation for D. Norton - Southtowns Seafood *June 8, P.H.*
2. Special Use Permit - J. Halt Jack's Trail *passed*
3. Sign site plan for E. Burke - duplexes - var. granted. *signed*
4. *Key Bank signed*

HCK Postponed to May 27th

Patrick Eddy - Rezoning R-1 to R-2 for subdivision on Shoreham Drive  
postponed to May 27th.

# TOWN OF HAMBURG PLANNING BOARD AGENDA

DATE: May 13, 1987

TIME	NAME	PURPOSE
7:30	EXECUTIVE MEETING	
8:00	West-Herr Ford John Wabich	Extension of new vehicle storage lot
8:20	Henry Kearns <i>South Park &amp; S. Western</i>	<i>Postponed to May 27th (8:00 p.m.)</i> Site plan review
8:40	Tom Moscati Tops Market addition	
9:00	 Pat Eddy	 Rezoning R-1 to R-2 for Sub. Shoreham Drive
9:20		
9:40		
10:00		

Approval of Minutes

- 1. Rezoning petition D. Norton - Southtowns Seafood
- 2. Special Use Permit - J. Halt

TOWN OF HAMBURG

PLANNING BOARD MINUTES

5-13-87

The Town of Hamburg Planning Board met in regular session on 5-13-87 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. Others present were: Attorney Dan Gorman, and Terry Dubey, Stenographer.

Minutes of the meeting of 4-29-87 were approved on motion by Mr. Gaughan, seconded by Mr. Crandall. Carried.

SPECIAL USE PERMIT - J. HALT - SATELLITE DISH ANTENNA. JACK'S TRAIL

Memo was received from Mr. Lauchert noting that the satellite dish has been lowered and painted as requested.

Motion was made by Mrs. Saunders, seconded by Mr. Carnevale to approve the Special Use Permit for the Satellite Dish Antenna on Jack's Trail. Carried.

REZONING PETITION - D. NORTON - SOUTHTOWNS SEAFOOD - ABBOTT & LAKE FROM M-1 TO C-2

Rezoning petition of D. Norton was referred by the Town Board. The following recommendation to be submitted:

Motion was made by Mr. Cary, seconded by Mr. Danyluk, to recommend approval of the rezoning from M-1 to C-2 for the following reasons:

1. Good use of the land.
2. Fit in with the character of the area and adjacent zoning.
3. Is consistent with other zonings in the total area. Carried.

SITE PLANS SIGNED FOR KEY BANK - MC KINLEY MALL PARCEL & ED BURKE - 3 DUPLEXES  
CAMELOT VILLAGE - MC KINLEY PARKWAY.

WEST HERR-FORD - EXPANSION OF PARKING LOT

Mr. John Wabich, representing West-Herr Ford appeared before the Planning Board with a site plan for expansion of the parking lot on Camp Road and Sowles Rd. Comments were received as follows:

PLANNING - Since this is just a storage area, it is probably impractical and unnecessary to blacktop the area. Some treatment should be made to stop fugitive dust. Some landscaping to help beautify the property would be desirable. Railroad ties should be provided at property boundaries to prevent cars from rolling. The site plan needs a professional seal.

BUILDING INSPECTION - Plan shows proper setback. Elevations are required for proper drainage. The road cut must be approved by the State Dept. of Transportation. I will need a copy of the permit before any stripping is permitted in the area. Curbing around the existing parking lot should be indicated. Green area should be designated.

ENGINEERING - Comments were presented to Mr. Wabich. Zoning of R-3 designation to be checked with Planning.

5-13-87

WEST-HERR EXPANSION OF PARKING LOT (CONTINUED)

Motion was made by Mr. Danyluk, seconded by Mrs. Saunders to approve the site plan contingent upon Engineering, Building Inspection and Planning recommendations. Carried.

TOPS MARKET ADDITION - TOM MOSCATI - MC KINLEY PARKWAY

Mr. Tom Moscati appeared on the Tops Market addition to be located on McKinley Parkway. Comments were received as follows:

PLANNING DEPT.

In the site plan data (at the bottom of the site plan) they state that the requirements for off-street parking are 1 space for each 175 gross square feet. This is the requirement for an "individual retail store." The requirement for a food store is one space for each 100 s.f. Perhaps this store could be considered a local shopping center since there is a proposal for future small stores and because Tops sells more than food. In this case, the requirement is one space for each 150 s.f. or 392 spaces based on a total of 58,813 s.f. This leaves a shortage of 17 spaces. The parking spaces along Southwestern should show a curb or bumper blocks. The parking spaces are 9' x 20' and only need to be 9' x 18'.

ENGINEERING -

As shown in red on the site plan, relocate the new catch basin, locating it so the new storm sewer will run parallel to the building. The proposed pipe size of 10 inches is too small. We suggest it be increased to 18 inches. On the southeast side construct a swale near the edge of the top of the new slope. We enclose the drawings. Please request the architect to retain them with his next submission.

In an earlier communication, Mr. Lauchert noted that 83 parking spaces would be required. Applicant was advised to get in touch with Mr. McKnight for further direction.

Motion was made by Mr. Danyluk, seconded by Mr. Crandall to approve the site plan with the addition of 17 more parking spaces, and to implement the corrections of the Building Inspector, Engineering, and Planning Depts. Carried.

VFW - SITE PLAN - LAKEVIEW ROAD ADDITION.

Representatives of the VFW Legion Post appeared before the Planning Board with a drawing of their proposed addition to be constructed at the Legion Post on Lakeview Road.

The following comments were received:

BUILDING INSPECTION

The proposed plan shown is not correct as there are two driveways off of the New Lakeview Road. The second driveway should be indicated. There should be elevations on the parking lot as well as the first floor elevations of the building. This must also be barrier free and accessible to the handicapped.

5-13-87

The proposed septic system approval must be presented when making applications for the building permit for this site, to assure that the soil conditions will handle what is proposed. The new driveway requires permission from the County and plans must conform to N. Y. State Uniform Fire Prevention & Building code. Rear setback should be 50 feet per 29-20C of the code or approved by the Zoning Board of Appeals.

ENGINEERING - Expressed concerns on the parking lot, grades, and bumpers

Motion was made by Mr. Danyluk, seconded by Mr. Cary to approve the site plan contingent on Engineering showing elevations, Building Inspection and County approval. Carried. (2 handicapped spaces should be indicated on the site plan).

Motion to adjourn the meeting was made by Mr. Danyluk, seconded by Mr. Gaughan. Carried. Meeting adjourned at 9:15 p.m.

Respectfully submitted,

George Danyluk, Secretary  
Planning Board

NEXT MEETING:

MAY 27, 1987

# TOWN OF HAMBURG

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



Supervisor  
JACK QUINN, JR.

Councilmen  
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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

May 13, 1987

MEMO TO: PLANNING BOARD

FROM: PLANNING DEPT.

SUBJECT: Tops Market Expansion (McKinley & Rt. 20)

In the site plan data (at the bottom of the site plan) they state that the requirements for off-street parking are 1 space for each 175 gross square feet. This is the requirement for an "individual retail store." The requirement for a food store is one space for each 100 sq. ft.

Perhaps this store could be considered a local shopping center since there is a proposal for future small stores and because Tops sells more than food. In this case, the requirement is one space for each 150 s.f. or 392 spaces based on a total of 58,813 square feet. This leaves a shortage of 17 spaces.

The parking spaces along Southwestern should show a curb or bumper blocks. The parking spaces are 9' x 20' and only need to be 9' x 18'.

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

TEL: (716) 649-6111

To: Planning Board  
From: Jonh J. Lauchert, Building Inspector  
Re: Tops Market, McKinley Parkway & Southwestern Blvd.  
New Proposed Addition

## SITE PLAN REVIEW

The new proposed addition consists of 14,550 square feet. It requires 83 parking spaces, based on 29-119E, one space for each 175 square feet of gross floor area. This was the same measurements that was used for the existing Top's Market where 249 parking spaces were needed and 256 are existing, in which eight of them are required handicapped parking spaces.

The new addition will require four handicapped parking spaces, and they should be shown on the plans, which are 12½ x 18 feet in size, and should be located as close to the front door as possible. Since they have only shown 63 proposed new parking spaces, they are approximately 20 short, but since they have seven extra parking spaces in the existing building, it still means that they are short 13 spaces, according to our code.

Elevation should be shown on the plan, if there is going to be any parking lot lighting, it also should be shown. Curbs should be placed along the easternly side of the parking lot which should be precast concrete curbs to prohibit people moving off the parking area as well as the new 50 ft. fire lane, which is required around the building where no parking is permitted. The building will also have to be sprinklered.

I would like to see some elevations on the proposed parking area as well as the building. The present plan shows that the flag pole is on state D.O.T. right away. They ought to think about moving it. When a better plan is available, I look forward to see in it.

Sincerely,



John J. Lauchert, C.P.C.A.

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May 13, 1987

Mr. R. Halt  
4843 Jack's Trail  
Blasdel, New York 14219

SUBJECT: Special Use Permit  
Dish Antenna

At last night's Planning Board meeting your Special Use  
Permit was passed.

Please stop in to the Building Dept. and pick up your  
permit. The balance due is \$15.00.

Sincerely,

TOWN OF HAMBURG PLANNING BOARD

*G. Gerald Valgora*  
G. Gerald Valgora, Chairman

GGV:tad

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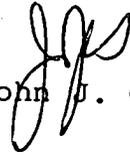
Receiver of Taxes  
ROBERT A. MARS

TO : Town Planning Board  
FROM: Town Engineer Gilbert  
DATE: 5-8-87  
SUBJ: SITE PLAN REVIEW  
TOPS MARKET-SOUTHWESTERN BLVD. AT MCKINLEY

Following are our comments on the subject site plan issued April 29, 1987 by the architect.

- As shown in red on the site plan relocate the new catch basin, locating it so the new storm sewer will run parallel to the building.
- The proposed pipe size of 10 inch is too small. We suggest it be increased to 18 inch.
- On the southeast side construct a swale near the edge of the top of the new slope.

We enclose the drawings. Please request the architect to retain them with his next submission.

  
John J. Gilbert, Jr.

JJG, Jr./jnl

cc: R. Lardo

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May 13, 1987

MEMO TO: Planning Board

FROM: Planning Dept.

SUBJECT: West-Herr Ford Additional New Car Storage Area

Since this is just a storage area, it is probably impractical and unnecessary to blacktop the area. Some treatment should be made, however, to stop fugitive dust.

Some landscaping to help beautify the property would be desirable.

Railroad ties should be provided at property boundaries to prevent cars from rolling. The site plan needs a professional seal.

I have no other technical comments.

# TOWN OF HAMBURG

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



Supervisor  
JACK QUINN, JR.

May 12, 1987

Councilmen  
D. MARK CAVALCOLI  
JAMES F. CONNOLLY  
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Town Clerk  
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## SITE PLAN REVIEW

RE: Brad Hefner's West Herr Ford, Camp Road  
South Western Blvd. Vehicle storage site plan  
of Camp Road.

The proposed plan shows proper set back, both front and side, which conforms with the code. I would appreciate it if they would put some elevations on the plan so that we can assure that we have proper drainage.

The proposed light poles will no doubt light up the area. If a sign is required please show it on the plan. The road cut must be approved by the State Highway of New York. I will need a copy of that permit before any stripping is permitted in this area. It should also show what type of curbs is going to have around the existing parking lot. Whether they be railroad ties or pre cast curbs. The green area should also show that it is grass area.

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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TO : Town Planning Board  
FROM: Town Engineer Gilbert  
DATE: 5-8-87  
SUBJ: SITE PLAN REVIEW  
PAINT SHOP ON CIRRINCIONE PROPERTY

Following are comments on a site plan last revised on 4-29-87.

- Show any existing or proposed utility lines to the building. Sanitary, water, electric and gas.
- Is there a requirement for toilet or sink?
- Where is he going to dump his leftover paint, etc.?
- The total facility has not met our requirements for a dust free parking surface.
- Provide parking bumpers for parking spaces.

  
John J. Gilbert, Jr.

JJG, Jr./jnl

cc: R. Lardo

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May 13, 1987

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## SITE PLAN REVIEW

Town Attorney  
JEAN PETERSON

Town Clerk  
PATRICIA A. MEAD

Supt. of Highways  
RICHARD A. SMITH

Receiver of Taxes  
ROBERT A. MARS

RE: Social Center for Hamburg, Lakeshore  
Inc. Old Lakeview Road, Hamburg, New York.

The proposed plan is shown is not exactly correct because there are two driveways off of the new Lake View Road. The second driveway should also be shown. There should be elevations on the parking lot as well as the first floor elevations of the building. As it must be barrier free, and accessible for the handicapped.

The proposed septic system approval must be presented when making applications for the Building Permit for this site. To assure that the soil conditions will handle what is proposed for this site.

The new proposed driveway must require a permit for the county, since it is a county road. The plans must conform to New York State Uniform Fire Prevention & Building Code, and the new revised Energy Code.

The rear set back should be 50 feet per 29-20 C or approved by the Zoning Board of Appeals.

Sincerely,

22  
28

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

JJ1/cac



**CONSTRUCTION INC.**

8899 Main St., Williamsville, New York 14221  
 Phone: Area Code 716/633-9131

**TO** TOWN OF HAMBURG PLANNING DEPT.

**DATE:** May 12, 1987

**RE:** Key Bank, Hamburg

**ATTN.:** Terry

**Gentlemen:**

**We are sending you:**

COPIES	NAME OR DRAWING NUMBER	DESCRIPTION	CODE
5		copies revised site plan...	A
2		copies of building drawings...revised...	A

These are transmitted as checked below:

- For Approval (A)
- For Your Use (B)
- As Requested (C)
- Approved as Submit (D)
- Approved as Noted (E)
- Returned for Corrections (F)
- Resubmit \_\_\_\_\_ Copies

**REMARKS:**

Please forward drawings to necessary departments...I will contact the town latter  
this week to review status of permit...  
Should there remain any questions, feel free to contact me...

Very truly yours,  
 NORTHSTAR CONSTRUCTION INC.

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TO : Town Planning Board  
FROM: Town Engineer Gilbert  
DATE: 5-13-87  
SUBJ: SITE PLAN REVIEW  
KEY BANK

Our comments are based on plans dated 5-5-87 and received 5-12-87. The site plan as submitted and revised is acceptable. Our only comment is the roof drain could have been outletted into the catch basin.

A handwritten signature in black ink, appearing to be "JG", is written over the typed name.

Jack Gilbert, Jr.

JJG, Jr./jnl

cc: R. Lalrdo

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May 13, 1987

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