

TOWN OF HAMBURG

PLANNING BOARD MINUTES

5-14-86

The Town of Hamburg Planning Board met in regular session on Wednesday, May 14th, 1986 in the Planning Board room.

Members attending included: Vice-Chairman Richard Crandall, Messrs. Cary, Danyluk, Gaughan, and Mrs. Saunders. Others present included: Town Attorney Jean Peterson, G. McKnight, J. Lauchert, and Terry Dubey, Stenographer.

ABSENT: Gerald Valgora, Tom Corcoran

Minutes of the meeting of 4-30-86 were approved as amended by Mr. Danyluk, seconded by Mrs. Saunders. Carried.

EXECUTIVE SESSION

Policies for commercial rezoning were discussed. Mr. McKnight noted that the following should be taken into consideration.

1. The site should be served by public water and sewer.
2. Must have a proposed development (use)
3. Impact on existing residential areas must be minimal.
4. Should be on land that is currently impacted by Mall-oriented traffic.

On the issue of the second item, Mr. Crandall asked if this is a legal reason for denial. Mrs. Peterson suggested that the term "preferential" be used instead. Mrs. Peterson was asked to research that item.

Board members agreed that the Planning Board would like to avoid hap-hazard development, spot zoning, and would like to control the flow of traffic into a major artery.

BELL'S BAZAAR - SOUTH PARK AVENUE

Mr. Lauchert informed the board that he has revised site plans for Bell's Bazaar which is to be located on South Park Avenue. They have 337 spaces for parking. The 50' setback between buildings has been designated as well as handicapped spaces. Vice-Chairman Crandall signed the new site plan.

NORTH CREEK ACRES SUBDIVISION - 15 LOTS - 125' x 325' ON PART OF LOT 50, T-9, R-8 LOCATED AT NORTH CREEK & ECKHARDT RDS.

Attorney Ron Tills and Jake Schoelkopf, developer, appeared before the Planning Board with a sketch of a proposed 15 lot subdivision to be located on North Creek Rd. The parcels are zoned R-1. There are sewer and water facilities to the southeast of the parcels. Mr. Schoelkopf will not be developing the area himself but will just sell off lots. Three parties are already interested. Applicant was advised that a legal description of the property will be required for the public hearing. An EAF must also be filed in the Town Clerk's office. A public hearing can be set for the next meeting.

PATRICK HOAK - ARMOR INN - ADDITION OF METRO CAR CLARK STREET

Mr. Patrick Hoak appeared before the Planning Board for site plan review for a proposed addition of a metro-car to be located on the premises.

PLANNING BOARD MINUTES

5-14-86

PAGE 2

ARMOR INN - PROPOSED ADDITION OF METRO CAR

It was noted that 79 parking spaces are required. They have a total of 95 with the purchase of the dwelling across the street. Planning Board members commented that the parking requirements and total layout must be designated on the site plan as opposed to separate sheets. The paving for the lot across the street will be done this year.

Motion was made by Mr. Danyluk, seconded by Mr. Cary to approve the site plan upon incorporation of the parking requirements on the site plan, and contingent upon Engineering. Carried.

MR. PAUL WICKA--PHOTOGRAPHY STUDIO IN KERN'S DRYCLEANING ON CAMP ROAD.

Mr. Paul Wicka appeared before the Planning Board with a site plan for a proposed photography studio to be located in the Kern's Drycleaning site on Camp Road. Mr. Wicka noted that he will be adding a vestibule and provide handicap access. Board members agreed that no action was necessary from the Planning Board.

PROPOSED REZONING OF ENSER REALTY - MC KINLEY PARKWAY & BIG TREE

Mr. Terry Leavitt of Enser Realty appeared before the Planning Board for reconsideration of a proposed rezoning on McKinley Parkway and Big Tree. At the last meeting a negative recommendation was submitted to the Town Board on the rezoning. Mr. Leavitt explained that it is very difficult to attract a client when the zoning is incorrect. Many prospective developers lose interest when they know a parcel is not zoned correctly. It is Mr. Leavitt's intent to develop a plaza type arrangement for that intersection. He noted that he would be willing to settle for a partial rezoning of 25 acres if necessary. Mr. McKnight noted that the recommendation that was forwarded was done so because there is a fear of over-zoning in that area. Yet, it is better to have a single owner development than multiple owners. The idea of using the provisional amendment 29-169 was also discussed. After lengthy discussion, the following was presented:

Motion was made by Mr. Cary, seconded by Mr. Danyluk to rescind the original negative recommendation on the Enser proposal. Carried.

Based on new information provided by the developer, Motion was made by Mr. Cary, seconded by Mr. Danyluk to forward a favorable recommendation to the Town Board for 38 acres of land on Big Tree and McKinley, from R-2 and C-1 to C-2, for the following reasons:

1. It is in general conformance with the master plan.
2. It is compatible with surrounding development.
3. Large single ownership lends itself to an orderly, integrated development.
4. Minimal impact on residential areas.

PLANNING BOARD MINUTES

5-14-86

PAGE 3

ENSER REZONING (CONTINUED)

5. It is already served by utilities such as water and sewer.
6. We can minimize the number of driveways. Carried.

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

RESPECTFULLY SUBMITTED,

GEORGE DANYLUK, SECRETARY
PLANNING BOARD

NEXT MEETING DATE:

MAY 28, 1986
7:30 P.M.

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 15, 1986

At the Planning Board meeting of May 14, 1986, the negative recommendation for the rezoning of Enser Realty's 38 acres of land on McKinley Parkway and Big Tree was rescinded.

Motion was made by Mr. Cary, seconded by Mr. Danyluk to rescind the negative recommendation on the Enser Property. Carried.

Very truly yours,

TOWN OF HAMBURG PLANNING BOARD

Richard Crandall
Mr. Richard Crandall, Vice-Chairman

Town of Hamburg

Supervisor
JACK QUINN, JR.

Councilmen
D. MARK CAVALCOLI
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May 15, 1986

TO: THE HAMBURG TOWN BOARD

SUBJECT: Enser Realty - Rezoning of 38 acres of land on Big Tree
and McKinley from R-2 and C-1 to C-2

At the Planning Board meeting held on May 14th, 1986, and after lengthy discussion with the developer based on new information, Motion was made by Mr. Cary, seconded by Mr. Danyluk to forward a favorable recommendation to the Town Board for 38 acres of land on Big Tree and McKinley, from R-2 and C-1 to C-2, for the following reasons:

1. It is in general conformance with the master plan.
2. It is compatible with surrounding development.
3. Large single ownership lends itself to an orderly, integrated development.
4. Minimal impact on residential areas.
5. It is already served by utilities such as water and sewer.
6. We can minimize the number of driveways. Carried.

Very truly yours,

TOWN OF HAMBURG PLANNING BOARD

Richard Crandall
Richard Crandall, Vice-Chairman

RC:tad