

meeting 5-27-87

TOWN OF HAMBURG PLANNING BOARD AGENDA

DATE: 5-27-87

TIME	NAME	PURPOSE
7:30	EXECUTIVE MEETING	
8:00	H. C. K. Furniture	South Park & Southwestern
8:20	Patrick Eddy Rezoning R-1 to R-2	Shoreham Drive
8:40	Dennis Debo Electric Fixture Bldg.	2B4 4250 Southwestern Blvd.
9:00	McKinley Park Plaza McKinley Parkway	2B4 Site Plan Review
9:20	M. Archangel Wegman's	2B4 Site Plan Review
10:00		

Approval of Minutes

HCK moved to 6-11-87

TOWN OF HAMBURG

PLANNING BOARD MINUTES

5-27-87

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, Terry Dubey, Stenographer, George McKnight and Jack Lauchert.

Minutes of the meeting of 5-13-87 were approved on motion by Mrs. Saunders, seconded by Mr. Danyluk. Carried.

DENNIS DEBO- ELECTRICAL FIXTURE BUILDING - 4250 Southwestern Blvd.

Mr. Dennis Debo appeared before the Planning Board with a site plan for a proposed electrical fixture building to be located at 4250 Southwestern Blvd. The parcel is zoned C-2. Applicant was advised that an Environmental Assessment is needed on the project for the Conservation Board. A drive cut permit will be required from the State Dept. of Transportation. Elevations, drainage, and a professional seal is required on the drawing. It was noted that a variance will be required for the setback on the building.

Motion was made by Mr. Danyluk, seconded by Mr. Crandall to reject the site plan as presented with a favorable recommendation to the Zoning Board on the setback for the building. Carried.

WEGMAN'S SUPERMARKET - MC KINLEY PARK PLAZA

Mr. Michael Archangel, representing Wegman's appeared before the Planning Board with a conceptual drawing for a proposed 83,300 s.f. supermarket to be located at the McKinley Park Plaza. An E.A.F. has been filed on the project. It was noted that a variance will be required for parking within the first 35' and the variance required is 10'. Four hydrants will be located on premises for the market and 673 parking spaces are required. Preliminary engineering will be conducted by SRW Associates as they are familiar with the site relative to drainage. An opening date of Christmas or Easter of next year has been indicated by the Wegman's chain.

Motion was made by Mr. Carnevale, seconded by Mrs. Saunders to reject the site plan as presented with a favorable recommendation to the Zoning Board for a setback variance. Carried.

MC KINLEY PARK PLAZA - HAMBURG ASSOCIATES - MC KINLEY PARKWAY.

Mr. Dan King appeared before the Planning Board with preliminary drawings for a proposed plaza to be located on the opposite side of McKinley Mall. T.J. Max will be the major tenant. Comments were received as follows:

PLANNING - The area is zoned C-2 and the proposed plaza is a permitted use. 617 parking spaces are required based on 1 space for each 150 s.f. of gross floor area. 473 spaces are shown for a shortage of 144 spaces. If the plaza was 7500 square feet larger, the number of parking spaces would meet the zoning code requirements. However, my recommendation is that with Dahlkemper's on

MC KINLEY PLAZA (CONTINUED)

the other side, that this entire length be considered as a single plaza strip with a parking requirement of one space for each 200 s.f. of gross leasable area. They will still have to appear before the Z.B.A. for parking within the 35' front yard setback. The Conservation Board must still review the environmental assessment which has not yet been received.

ENGINEERING - JACK GILBERT

Our comments are based on plans dated May 1987 and received in our office on May 22. Our comments are limited to Sheet 3 of 6. Consider a hydrant in the back of the building. We need the storm water drainage calculations. Show roof drains. Does your sanitary sewer go into an existing or a new manhole in the E.C.S.D. #3 21 inch sewer. We question the use of a 4 inch diameter sewer to serve this structure.

BUILDING INSPECTION - JACK LAUCHERT

The parking lot violates the set back for permitted parking, which violates 29-129-B-1. The code requires 35', the actual is 15', therefore requiring a variance from the Zoning Board of 20'. 617 parking spaces are required. Based on a shopping center requirement 463 are proposed. Asphalt, poured in place curbs should be designated on the site plan. Smaller shrubs should be planted at the front property line so as not to interfere with line of sight. Detail of paving should be designated as well as lighting.

Motion was made by Mr. Cary, seconded by Mr. Crandall to reject the site plan as presented with a favorable recommendation for parking within the first 35'. Carried.

PROPOSED 11 LOT SUBDIVISION - BOSTON STATE RD. ADJACENT TO TOWN GOLF COURSE, ZONED R-A.

Messrs. Ganey, and Kirst appeared before the Planning Board for an information session of property located on Boston State Rd. near the Town Golf Course for an 11 lot subdivision. The property is zoned R-A and would require a rezoning to R-1. Planning Board spoke in favor of the proposal and advised the applicant to proceed with the rezoning process.

BRAD-HAFNER - WEST HERR FORD - REVISED SITE PLAN

Revised site plan drawings for an extension of their parking lot on Sowles was presented to the Planning Board as a final submission. The Engineering Dept. noted that all concerns have been addressed. Building Inspection comments are as follows:

We should insist upon railroad tied curbs along all of the existing and proposed driveways. Permits will be required for the vehicle storage area, as well as top soil removal. Chairman Valgora signed the site plan as presented.

Motion to adjourn the meeting was made by Mrs. Saunders, seconded by Mr. Danyluk. Carried. Meeting adjourned at 10:15 p.m.

RESPECTFULLY SUBMITTED,

George Danyluk
GEORGE DANYLUK; SECRETARY
PLANNING BOARD

NEXT MEETING DATE:

JUNE 10, 1987

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

May 27, 1987

TO: Planning Board

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

SITE PLAN REVIEW: McKinley Plaza

The parking lot violates the set back for permitted parking, which violates 29-129-B-1. The code requires 35 feet, actual is 15, therefore a variance from the Zoning Board of Appeals of 20 feet is required. On the plan that shows 473 total parking spaces, the 10 handicap requirements conforms to the code. The total square footage for this proposed plaza is 92,500 square feet. Therefore, it falls into the local shopping center which is covered under 29-19D, which requires one space for each 150 square foot of gross floor area. Therefore, under this code, it would require 617 parking spaces. It will no doubt be appealed to the Zoning Board of Appeals, because if they used a community shopping center, which is for shopping centers with a gross leasable area of more than 100,000 square feet and less than 400,000 square feet; it would require one space for each 200 square feet of retail space. Therefore, only 463 will be required which would conform to what is proposed.

They should install a curb at the front of the property, along McKinley Parkway, on the side where the parking is to separate the 15 foot easement to the Town of Hamburg and the property line; to restrict cars from driving across the grass area. This would extend all of the way along McKinley Parkway, from the poured in place concrete curbing.

Referring to drawing #3517-M2, also on the same sheet that shows the three #2 shrubs to the North and to the South of the entrance driveway to this plaza. It shows #2 shrubs, I think it should be changed to #1 shrub, so the height of the shrub would not interfere with the line of site. Also, I would like to see more shrubs in the 15 foot easement, between the proposed curb and the front property line. These should be spaced evenly within this green area, to add a little more to the aesthetics of this proposed development.

Proceeding to drawing #30517-M3, there is a proposed fire hydrant at the South-East corner of this development, and then 500 feet to the North there should be another one which would give you, very close to the Southernly entrance, approximately 470 feet in the green area, surrounded by curbs, near the entrance to the McKinley Plaza another hydrant. You could also eliminate the one to the North of the location, approximately 300 feet because at the North-East corner there is another proposed fire hydrant. There should also be another fire hydrant at the rear of the property, right to the North of where the bumper protection around the transformer pad is located. Therefore, you would allow accessibility for the fire department for a fire hydrant in this location. No doubt that hydrant will also service the sprinkler room which will be installed in that same general area.

They should extend the poured in place concrete curb at the North-West corner, approximately 100 feet to the South from where it stops. Then a guard rail should be installed, which should be approximately 835 lineal

feet, along the west property line, since there is a difference in elevation between the pavement and the existing grade, which is next to the Niagara Mohawk Power Line ~~Railway~~. *Row*

There is no detail of the paving. There is no detail or location for the parking lot lighting. I hope that this information is helpful to you, if I can be of any more assistance, please feel free to contact me.

Sincerely,



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

JJL/km

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

May 27, 1987

TO: Planning Board

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

SITE PLAN REVIEW: Wegmans

The plans are so terrible, I would not waste my time reviewing them. I will probably be at the meeting tonite, or next door in my office. If they have any better plans, let me examine them, and I will give you my comments.

Sincerely,


John J. Lauchert, C.P.C.A.
Code Enforcement Officer

JJL/km

MEMO TO: PLANNING BOARD

FROM: PLANNING DEPT.

MAY 27, 1987

SUBJECT: McKinley Plaza

The area is zoned C-2 and the proposed plaza is a permitted use.

617 parking spaces are required based on 1 space for each 150 s.f. of gross floor area. 473 spaces are shown for a shortage of 144 spaces. If the plaza was 7500 square feet larger, the number of parking spaces would meet the zoning code requirements. However, my recommendation is that with Dahlkemper's on one side and Wegman's on the other side, that this entire length be considered as a single plaza strip with a parking requirement of one space for each 200 square feet of gross leasable area. They will still have to appear before the Z.B.A. for parking within the 35 foot front yard setback.

The Conservation Board must still review the environmental assessment which has not yet been received.

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

May 27, 1987

TO: Town Planning Board

FROM: Town Engineer Gilbert

SUBJECT: Site Plan Review - T.J. Maxx & Small Retail Shops

Our comments are based on plans dated May 1987 and received in our office on May 22. Our comments are limited to Sheet 3 of 6.

- Consider a hydrant in the back of the building
- We need the storm water drainage calculations
- Show roof drains
- Does your sanitary sewer go into an existing or a new manhole in the E.C.S.D. #3 21 inch sewer.
- We question the use of a 4 inch diameter sewer to serve this structure.

CC: J. Lauchert