

TOWN OF HAMBURG

PLANNING BOARD MINUTES

5-28-86

The Town of Hamburg Planning Board met in regular session on Wednesday, May 28th, 1986 in the Planning Board room.

Members attending included: Chairman G. Gerald Valgora, Richard Crandall, Elgin Cary, George Danyluk, Sally Saunders, and Dennis Gaughan. Others present included: Town Attorney Jean Peterson, G. McKnight, and Terry Dubey, Stenographer.

ABSENT: Tom Corcoran

Minutes of the meeting of 5-14-86 were approved on motion by Mr. Crandall, seconded by Mr. Cary. Carried.

SUBDIVISION HEARING FOR NORTH CREEK ACRES - NORTH CREEK & ECKHARDT - JAKE SCHOELKOPF DEVELOPER.

Reading of the Public Notice for the subdivision was waived. Chairman G. Gerald Valgora declared the hearing open.

<p>LEGAL NOTICE TOWN OF HAMBURG PLANNING BOARD APPROVAL OF SUB-DIVISION PLAT KNOWN AS NORTH CREEK ACRES 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 28th of May, 1986 at 8:00 p.m. (Local Time) for the purpose of approval of a 15 lot residential subdivision. This property is further described as follows: ALL THAT TRACT OR PARCEL situate in the Town of Hamburg, County of Erie, State of New York being part of lot 50, Township 9, Range 8 of the Holland Land Company's survey and being more particularly described as follows: BEGINNING at a point in the north</p>	<p>line of North Creek Road at its intersection with the west line of Eckhart Road. THENCE westerly along the north line of North Creek Road 1926.42 feet to a point; THENCE northeasterly to a point 325 feet as measured at right angle to the north line of North Creek Road; THENCE easterly, parallel to the north line of North Creek Road 325 feet therefrom, 1790 feet more or less to the west line of Eckhart Road; THENCE southerly along the west line of Eckhart Road 325 feet to the point or place of beginning, containing approximately 13.9 acres. Dated: May 19, 1986 G. GERALD VALGORA, CHAIRMAN TOWN OF HAMBURG PLANNING BOARD 5-22</p>
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Attorney Ronald Tills appeared on behalf of the applicant to speak in favor of the proposed subdivision.

Mr. McKnight noted that the Planning Board should consider requesting a dedication of additional right of way for North Creek Road which has presently only a 33' right of way. Mr. Tills responded that the developer would be willing to cooperate with the Town and the County to provide a safer street for the subdivision as it would be beneficial to all concerned.

Comments were received from the Engineering Dept. as follows:

1. Stainton Drive should be shown.
2. Lake Shore (Route 5) should be shown.
3. North Creek is a county road (33' wide) have they reviewed the proposal? Do they need additional right of way?
4. Erie County #2 Sewer maps show the right of way 66' wide. Is the sewer on the easement or is the R.O.W. 66'?
5. It may be necessary to move the 35' setback once utilities are located.
6. Erie County Sewer District #2 must review the utility drawings. Their main is 22' deep near Eckhardt Rd.

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NORTH CREEK ACRES SUBDIVISION (CONTINUED)

Chairman Valgora asked 3 times if anyone wished to speak for or against this subdivision. No one spoke in opposition to the proposal. Chairman Valgora declared the hearing closed.

Motion was made by Mr. Crandall, seconded by Mr. Danyluk, to grant preliminary approval of the subdivision plat, conforming to the comments of the Planning and Engineering Dept. and to the resolution of the question of the additional right of way to be dedicated as a result of this action. Carried.

BUFFALO TROTTING ASSOCIATION - SPORTSERVICE - PROPOSED TRAINING CENTER ON THE SOUTH PARK AVENUE SIDE ENTRANCE.

Messrs. Ron Bugaj, Architect, and Mr. Mark Colton, Asst. Gen. Mgr. appeared before the Planning Board for a proposed new Training Center to be located near the new track and pond on South Park Avenue. Eventually, many of the old type barns will be replaced with masonry block, fire retardant, wood truss celestial type design. The area will consist of 9 buildings containing from 8 to 20 stalls, a restaurant observation area for trainers, owners, etc. a blacksmith building and grooms quarters. The buildings will be sprinklered and they would like to incorporate a fieldstone design.

The Engineering Dept. has not had a chance to review the proposal. Other copies have just been circulated to the various departments for input. An Environmental Assessment must be filed in the Town Clerk's office. Planning Board looks favorably upon the proposal.

MARK'S RADIATOR SHOP - SCRANTON ROAD - SITE PLAN REVIEW

Messrs. Mark Waldorf, applicant, and Mr. Ron Bugaj appeared before the Planning Board for site plan review on a proposed radiator shop to be located on Scranton Road. Mr. McKnight informed the board that Mr. Waldorf must tie into an existing sewer. However, the road has been recently repaved which will require boring underneath or tying into a public sewer on the right of way approximately 200' away. The following comments were received:

PLANNING

This parcel was rezoned to C-2 to permit the proposed development. Because of the small size of the site, several variances are being requested and the Planning Board should reject the site plan as not being in conformance with the zoning ordinance. The variances requested are:

1. Front yard building setback.
2. Park space setbacks.

In addition, the following must be addressed: (1) location of waterlines (and fire hydrant if near site). 2. Sanitary sewer tie-in. Might have to be on First Street if Scranton is on south side or else bore. (3) First Street is treated as a side yard. (4) Well-defined signs will be needed for one-way circulation. (5) Will there be a physical barrier on the north side of the property. (6) Number of bays should be stated for parking computation. (7) Drainage needs better definition, especially at bay entrances. (8) Show location of signs. (9) Will all lighting be on the building?

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ENGINEERING - MARK'S RADIATOR (CONT.)

1. Existing grades and proposed finish grades are required.
2. Locate existing utilities--storm, sanitary, and water.
3. Locate proposed service connects sanitary--water.
4. Roof drain is to be piped to storm sewer or ditch.
5. Scranton Ave. entrance should be limited to 20' width.
6. The existing house should have a driveway of its own off Scranton Rd. The present drive is off First St.
7. Review drawings should be returned with corrected plans.

Motion was made by Mr. Danyluk, seconded by Mrs. Saunders to reject the site plan and refer it to the Zoning Board of Appeals as it does not conform to the zoning ordinance on building setback and parking setback, noting that the Planning Board favors granting the variances. Carried.

MR. DENNIS PETERS - PROPOSED SUBDIVISION OFF WILWOOD 3 LOTS.

Mr. Dennis Peters appeared before the Planning Board with a survey of his property located at 3298 Wildwood. Mr. Peters would like to subdivide the property to 3 lots. This is considered a minor subdivision and the applicant was advised to follow subdivision regulations. Town Attorney, Mrs. Peterson, advised that the applicant should consult with counsel to ascertain whether there are any deed restrictions and affirm to same, when there are not.

Applicant is to meet with Mr. McKnight, bring in a legal description, file the required SEQR and proceed to Public Hearing.

Motion was made by Mr. Danyluk seconded by Mr. Crandall to schedule a public hearing for the June 25th meeting. Carried.

PROPOSED OFFICE BUILDING AND WAREHOUSE COMPLEX - KEN NIGRO - BIG TREE ROAD.

Mr. Ken Nigro appeared before the Planning Board with a site plan for his offices and warehouse located on Big Tree Road. After a lengthy discussion, Planning Board members felt that the site plan does not reflect the information that is presently in existence. Mr. Nigro was advised to revise the site plan for the next meeting.

BETHFORD AUTO TIRE - PROPOSED CAR WASH - LAKE AND MC KINLEY PARKWAY.

Mr. Huntz of Bethford Auto Tire, appeared before the Planning Board with a revised site plan of his proposed car wash to be located on Lake and McKinley Parkway. The following comments were presented:

- PLANNING - 1. The two parking spaces at the Southeastern corner of the property should be removed.
2. Other parking areas are also located too close to the property lines.
 3. The parking spaces measure 9' x 18' and the Town Board will probably approve this reduced size at their meeting of June 9, 1986.
 4. The parking spaces do not show curbs or bumper blocks.
 5. The drainage on the front of the property is not indicated but it is existing.
 6. Is there a free-standing sign that should be shown?

BETHFORD AUTO TIRE (CONTINUED)

ENGINEERING:

1. Additional proposed finish grades and existing grade are required as shown on our review copy.
2. The storm sewer is to be taken out to the county system and not discharge on adjacent property.
3. Roof downspouts are to be shown into a storm sewer.
4. The bottom of the slope in the fill area should be existing grade at the property line. Show the side slope (Maximum 2:1). The slope is to be topsoiled and seeded.
5. Review copy should be returned with revised plans.

Motion was made by Mr. Cary, seconded by Mrs. Saunders to approve the site plan contingent upon Engineering approval, the deletion of 2 parking spaces on the southeast corner and the correction to sanitary sewer, not storm, on the southeast corner. Carried.

B&F DEVELOPMENT - ROSA'S CENTER - HIGHLAND AND MC KINLEY.

A revised site plan on the proposed B&F Development Rosa Center was presented to the Planning Board by Messrs. Bassett and Rosa. Engineering has requested the following modifications to the plan:

1. Existing utilities are to be located on the plan--water, storm, sanitary. They are presently plotted incorrectly.
2. Proposed building service connections are to be shown.
3. There is a 15' waterline easement along McKinley where no parking paving is allowed on the easement.
4. Show curbing locations as double lines specify concrete.
5. An Erie County Road cut permit is required. The McKinley exit as shown is wider than the malls. It should be reduced to 35' or 40' maximum width.
6. Additional proposed finish grades are required as shown on our review copy.
7. The pipe on Burke is to extend 5' min. past the edge of the pavement.
8. The 15" storm outletting in Burke ditch should be angled or a DI constructed where it meets the ditch.
9. Review copy should be returned with revised plans.

The portion on the easement is to be checked thru the Engineering Dept. for a release.

Applicant has been to the Erie County Dept. of Highways and was advised that the curb cut must be reduced to 50' and the island to 10'. Messrs. Bassett and Rosa signed Memorandum of Agreement which is to be in place for site plan approval.

Motion was made by Mr. Valgora, seconded by Mr. Cary to confirm the resolution of April 30th, which was previously adopted by the Planning Board approving the site plan subject to Engineering Dept. modifications as outlined and subject to the requirement of the County Highway Permit 00404 which limits the curb cut to 50' and the island to 10'. Carried.

OTHER MATTERS: John Bosse Vs. Bancroft - Town of Hamburg File No. 109L221925-0. The Planning Board cannot grant a building permit as this is

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not within their realm of jurisdiction and further will not approve a site plan for 6 units on McKinley Parkway.

Motion was made by Mr. Danyluk, seconded by Mr. Gaughan to adjourn to Executive Session on June 11th to discuss professional engineering seals on site plans. Carried.

Motion to adjourn the meeting was made by Mr. Danyluk, seconded by Mr. Cary. Carried. Meeting adjourned at 11:20 p.m.

RESPECTFULLY SUBMITTED,

GEORGE DANYLUK, SECRETARY

NEXT MEETING: JUNE 11, 1986
7:30 P.M.

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 29, 1986

TO: Chairman Peter Blaauboer
Board of Zoning Appeals

SUBJECT: Mark's Radiator Shop - Scranton Road

Please be advised that the Planning Board looks favorably upon the proposal for Mark's Radiator shop to be located on Scranton Rd. The applicant appeared at the Planning Board meeting of May 28th, and is being referred to you on June 3rd for building and parking setback variances.

Sincerely,

TOWN OF HAMBURG PLANNING BOARD

G. Gerald Valgora
G. GERALD VALGORA, CHAIRMAN

TOWN OF HAMBURG PLANNING BOARD AGENDA

DATE: MAY 28, 1986

TIME	NAME	PURPOSE
7:30	EXECUTIVE MEETING	
8:00	Jake Schoelkopf North Creek Acres Subdivision	Public Hearing
8:20	Ron Bugaj Buffalo Raceway	Information Session
8:40	Mark's Radiator Scranton Road	Site Plan review
9:00	Dennis Peters Subdivision of Property	Wildwood
9:20	Ken Nigro	Site Plan review
9:40	Bethford Citgo	Lake & McKinley
10:00		

Approval of Minutes