

meeting 6-10-87

# TOWN OF HAMBURG PLANNING BOARD AGENDA

DATE: 6-10-87

TIME	NAME	PURPOSE
7:30	EXECUTIVE MEETING	
8:00	Dennis Debo Electric Fixture Bldg.	Var. approved.
8:20	McKinley Park Plaza Mc Kinley Parkway	Var. Granted. Site plan review
8:40	M. Archangel Wegman's Supermarket	Var. approved.
9:00	Stephen R. Weber S&S Service	5073 Southwestern Blvd. Former house & hot dog stand - 10 minute oil change.
9:20	Duane Draudt Oakridge Sub. #7	Subdivision review.
9:40	John Bosse <i>Cliffside</i> <i>Cellular - Woodledge Ave</i>	Proposed rezoning for housing development - Shoreham Dr. <i>Rob</i> <i>Woodledge n. Creek - L.V. Regentini</i> <i>6.30.87 0605</i>
10.00	Bill Lindstrom Produce stand South Park & Old Howard Rd.	Information session.

**Approval of Minutes**

1. HCK - moved to June 24, 1987
2. Schedule Public Hearing for Draudt Sub. #8

TOWN OF HAMBURG

PLANNING BOARD MINUTES

6-10-87

The Town of Hamburg Planning Board met in regular session on 6-10-87 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.

Minutes of the meeting of 5-27-87 were approved on motion by Mr. Gaughan, seconded by Mr. Danyluk. Carried.

REQUEST OF JOHN BOSSE ON VACANT LAND ON SHOREHAM DRIVE - ZONED R-2 ON EAST SIDE & R-1 ON WEST SIDE.

Mr. John Bosse appeared for an information session on vacant property on Shoreham Drive. The east side has an R-2 zoning and the west side is R-1. Request was made to have all R-2 zoning and R-3 zoning for townhouses. Board members to do on site inspection of site. Attorney Gorman to determine usage for land owned by Diocese of Buffalo.

DUANE DRAUDT FOR DRAUDT SUBDIVISION EXTENSION 7 - OAKRIDGE

Messrs. Duane Draudt, Herb Draudt, and Lee Edwards appeared before the Planning Board with a subdivision proposal of seven lots, 325A, 329A, 330 to 334 on Oakridge Drive. Comments are as follows:

PLANNING - The two exceptions (the old cul-de-sac) should be numbered lots; all of the lots are of sufficient size with sufficient frontage. Are storm drainage easements to be piped or open?

BUILDING INSPECTION - The proposed lots more than meet the code for R-1. It is good to see larger lots in subdivisions to allow for larger homes. Hope to see more in the future.

A public hearing will be set for June 24th at 8:00 p.m. providing that the legal description is cleared thru the Engineering Dept.

Motion was made by Mr. Danyluk, seconded by Mrs. Saunders to schedule the public hearing with the aforementioned proviso. Carried.

MC KINLEY PLAZA - MC KINLEY PARKWAY

Revised drawings have been completed for the proposed McKinley Plaza. The Conservation Board has not yet reviewed the project but since an environmental review was completed for the entire project, there should be no problems. Changes have been made as required by the Engineering and Building Inspection Dept. On landscaping a suggestion was made to get some input from the Civic Beautification Committee on plantings. Town Board approval is also required for this project.

Motion was made by Mr. Crandall, seconded by Mr. Danyluk to approve the Plaza contingent upon Engineering approval excluding the landscaping plan. Carried. Town Board resolution is also required.

6-10-87

WOODLEDGE SUBDIVISION & CLIFFSIDE ESTATES - NORTH CREEK ROAD.

Mr. Joseph Cellura and Bog Reggentine appeared before the Planning Board with a conceptual drawing for Woodledge Subdivision consisting of 19 sub lots, 100' x 200' to be located on North Creek Rd. & Southwestern Blvd. Another sketch was presented for Cliffside Estates which includes the restaurant parcel and a proposal for townhouses. The homes would range from \$110,000 upwards to \$130,000. Water and sewer are available. Seven basic colonial renderings of homes were presented. Board members pointed out that a private road should be built to town specifications. On Cliffside Estates a rezoning will be required. Applicant was advised of rezoning procedures.

BILL LINDSTROM - PRODUCE STAND - SOUTH PARK AND OLD HOWARD RD.

Mr. Bill Lindstrom appeared before the Planning Board with a survey of property owned by Mr. Michael Calkins for a produce stand that would be seasonal on South Park & Old Howard Rd. The stand would be removed during the winter months. Board members noted that the details should be worked out under the direction of the Building Inspector, Jack Lauchert.

Motion to adjourn the meeting was made by Mr. Danyluk, seconded by Mr. Cary. Carried. Meeting adjourned at 9:35 p.m.

RESPECTFULLY SUBMITTED,

  
GEORGE DANYLUK, SECRETARY  
PLANNING BOARD

NEXT MEETING:

JUNE 24, 1987  
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. STONHENSON

Planning Board

Town Attorney  
JEAN PETERSON

Town Clerk  
PATRICIA A. MEAD

Supt. of Highways  
RICHARD A. SMITH

Receiver of Taxes  
ROBERT A. MARS

## SITE PLAN REVIEW

Re: McKinley Plaza

Pleased to see that you changed and added the curb on the side of the parking lot facing Mckinley Parkway which is a important place for asphalt curb.

Also, pleased to see that you added some shrubs and changed the shrubs at the entrance location to the past recommendations. I know the Town Board and the Town Beautifications Committee is interested in seeing more plannings and have shrubs and trees in this area. On the utility plan you have finally changed and corrected the sanitary sewer line, extended the curb on the west side on the corner to the back of the building, but you still left out the guard rails since there is a difference in elevations.

I know the concern about the removal of snow they could put breaks in the guard rail for the depositing of snow. You should strongly consider this recommendiation. The signs locations should be checked by the Town of Hamburg Traffic Safety Board and reviewed by Mr. Norm Ryan of that Board.

When the construction plans are ready, I would be happy to review them to expidit the construction of this important project.

If I can be of any more assistance, feel free to contact me.

Sincerely,

John J. Lauchert, C.P.C.A.  
Building, Zoning & Plumber Inpsector  
Code Enforcement Officer  
Town of Hamburg

JJl/cac

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To: Planning Board

## SITE PLAN REVIEW

Re: Draught Subdivision Extension #7

The proposed lots more than met the code for R-1 which this is located. It is great to see that we are having some bigger lots in subdivisions to allow for larger homes. Since it appears that lately the people have been building bigger houses, and therefore the larger lots will permit this.

I wish you would continue on with more lots in the subdivision so that we can make them available for people wishing to build and live in the Town of Hamburg.

Sincerely,

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

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May 27, 1987

TO: Planning Board

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

SITE PLAN REVIEW: Brad Hafner-West Herr Ford  
Camp Road  
Hamburg, New York

The set back appeared to be proper according to our code. <sup>we</sup> I still should insist upon railroad tied curbs along all of the existing and proposed driveways and vehicle storage areas. This will keep the cars from running onto the adjacent property, especially on the North, South, and West side.

Permits will be required for the vehicle storage area, as well as top soil removal.

If I can be of any further assistance, please contact me.

Sincerely,

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

JJL/km