

TOWN OF HAMBURG

PLANNING BOARD MINUTES

6-11-86

The Town of Hamburg Planning Board met in regular session on Wednesday, June 11th at 7:30 p.m. in the Planning Board room.

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

ABSENT: Tom Corcoran, Richard Crandall

Minutes of the meeting of 6-11-86 were approved as amended by Mr. Danyluk, seconded by Mr. Cary. Carried.

BELL'S BAZAAR - PROPOSED ADDITION OF 25,000 S.F. TO NEW BELL'S STORE LOCATED ON SOUTH PARK AVENUE.

Mr. Mike Archangel appeared before the Planning Board with a revision of the Bell's Bazaar Supermarket located on South Park Avenue. Approval for the development has been given. However, they would like to erect a portion of Phase II, another 25,000 s.f. A question was raised as to the southerly end of the property and the driveway. A meeting will be held next week with respect to this issue. Board members recommended that the plan be submitted to Traffic Safety for their review. Applicant to be present for the June 25th meeting. (Attached comments from Building Inspector.)

SITE PLAN REVIEW - KEN NIGRO N.D.C. WAREHOUSE BIG TREE ROAD

Mr. Ken Nigro appeared before the Planning Board with a revised site plan for his warehouse located on Big Tree Road. Comments were received from Building Inspection and the Town Engineer. See attachments. With respect to the problem of drainage, the applicant agreed to provide some type of curbing if the problem arises. The Planning Board members requested that the minutes note that Mr. Nigro proposes both warehouse and office buildings. Designation of which type each building is should be appended to these minutes.

WHEREAS, the applicant proposes to pave the parking areas as provided in revised blueprints dated 6-11-86; AND WHEREAS, the applicant has answered all questions and made a commitment to correct a drainage problem with some type of curbing if the problem arises, Motion was made by Mr. Cary, seconded by Mrs. Saunders to approve the site plan as presented. Carried.

PROPOSED BUSY BEAVER - HOME IMPROVEMENT CENTER - MC KINLEY MALL OUTPARCEL

Mr. Robert Endsley appeared before the Planning Board for the proposed "Busy Beaver" Home Improvement Center to be located at the McKinley Mall (southwest corner). Detailed plans were presented. They will have 3 fire hydrants and the building will be sprinklered. The EAF form has been filed with the Town Clerk's office. Town Board approval will be required. Comments should be returned by the June 25th meeting.

WHEREAS, all environmental procedures have been completed for the mall site, and the Town Board is the final approval authority, WHEREAS, the developer has submitted detailed plans, BE IT RESOLVED, that the Planning Board Chairman be authorized to sign the site plan upon receiving review approval from all appropriate Town Departments and Board. Motion was made by Mr. Danyluk, seconded

6-11-86

BUSY BEAVER (CONTINUED)

by Mrs. Saunders. Carried.

SCREENING IN MALE AREA

1. Correspondence received from Building Inspector Jack Lauchert regarding additional landscaping for Credit Union. Board members noted that landscaping and planting of arborvitae be staggered along the hillside to avoid a row of sentry look. Chairman Valgora to forward reply to Building Inspector.

REZONING PETITION OF RICHARD IZZO - KNIGHT'S WAY - 17 ACRES OF LAND FROM R-A TO R-2 AND C-2.

The rezoning petition for residential homes was referred to the Planning Board from the Town Board. The proposal calls for the rezoning of 17 acres of land from R-A & C-2 to R-2. Rezoning petition to be referred to Traffic Safety.

Motion was made by Mr. Danyluk, seconded by Mr. Cary to reconvene to Executive session on June 25th at 7:30 p.m. for the purpose of reviewing a check list of procedures and to review standard forms of zoning and site plan resolutions.

Motion to adjourn the meeting was made by Mr. Danyluk, seconded by Mr. Cary. Carried. Meeting adjourned at 9:45 p.m.

RESPECTFULLY SUBMITTED,

*George Danyluk*  
George Danyluk, Secretary

NEXT MEETING DATE: JUNE 25, 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

June 11, 1986

TO: Planning Board

RE: Site Plan Review, Bell's Super Market, South Park Ave.

The existing plan that was approved by the Planning Board on May 14, 1986 is attached with this letter. The accepted plan shows the proper location for the existing parking. The Bell's store has 54,814 sq. ft., and the other retail area which is proposed on the plan shows 80x455 ft. , plus or minus, for 36,400 sq. ft. This totals to 91,214 sq. ft. This total would bring this shopping center into the category of a local shopping center of 100,000sq. ft. or less. Where the parking spaces are based on 150 sq. ft. of gross floor area covered under 29-91D of our code. It would require 608 parking spaces.

Yet, No doubt, there is room for enlargement of this complex in the wooded area to the North of the Bell's store which would therefore take the classification into the community shopping center covered under 29-172B of our code. One space for every 200 sq. ft. of gross leasible area would require 456 parking spaces. Based on the 608 parking spaces which are required for the local shopping center, 12 of these must be for the handicapped. No parking should be permitted on the store side of the red line which is a fifty foot line around the building. Community shopping Center, 9 spaces for the handicapped.

All hydrants in the parking lot should be completely curbed with a poured-in-place curb. I also know that a street light is proposed at the main entrance directly accross from the Town Hall Plaza entrance. The North driveway was proposed for in traffic only. We need to know the plans for the Southernly driveway. The receiver should be placed to the driveway to the west of the new proposed retail store, so that the roof receivers can go into the same receiver; as was constructed in the present building.

A landscaping plan should also be provided. The area to the South, where the swale is to drain the property to the South and to the West into the detention pond, should have grass and trees, and the elevations should be listed on the plan. Details of the paving as well as the curb is required.

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

Sincerely yours,

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

# 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

June 11, 1986

TO: Planning Board

RE: N.D.C. Warehouse and Office Complex

I received the copy of the plan at 10:00 A.M. today, the following information may prove helpful to you.

The center space, or the fourth parking space from the south in front of Building A should be omitted, as this is the main entrance to Building A. Building B is an occupied building that has been used as a warehouse. Building G is a remodeled building that resembles an office building. These 3 existing buildings are required to have 35 parking spaces, 2 of which have to be for the handicapped.

There is no drainage shown on the parking area. Therefore, there is a possibility that some of the water may run into Building A and Building B. These elevations should be lowered, since they are already established. If the proposed elevation is shown on the plan and the buildings conform to this, Buildings C, E, and F's floor elevations may have to be raised.

On the driveways entering the complex, the rounded curb should be poured in place. We have accepted pre-cast curbing along the straight part, to stop the cars from running onto the grass area. This should be stated on the plan. Also, it probably should be cleaned up. They should also show on their plan what area is to be black topped for the present buildings occupied. The parking spaces that are required should be in a paved area.

Existing and proposed new sewer lines into the building should be shown. No doubt the electric will be buried under ground, and this location should also be shown in the plan. Eventually, as this complex expands, it will have to put a fire hydrant in this complex, and it should be shown on this plan.

If I can be of any more assistance please feel free to contact me at any time. I hope this information was helpful to you.

Sincerely,

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

# 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

TO : Town Planning Board  
FROM: Town Engineer Gilbert  
DATE: 6-11-86  
SUBJ: SITE PLAN REVIEW  
NDC WAREHOUSE & OFFICE COMPLEX

These comments are based on a review of Sheet 1,  
dated June 9, 1986.

- please show the depth of base in the pavement detail in the upper left corner.
- in all future building the water and sanitary line locations should be shown.
- an apartment is shown on the second floor of Building "A". Is this allowable?

I have discussed the first two comments with the engineer and he feels he can have revised prints in time for tonights' meeting.

  
John J. Gilbert, Jr.

JJG,Jr.:jnl

# 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

TO: Town of Hamburg Planning Board  
FROM: John J. Lauchert, C.P.C.A.  
RE: Screening In The Mall Area

On May 15, 1986, I sent a letter to Duke Spittler, Scultz Road, Lakeview, New York, who is one of the leading members of the Environmental Conservation Board. A copy of the letter that I sent to him is attached, along with all other correspondence received--including his returned letter. He suggested Arbor vitae, more commonly known as white cedar, should be planted with a minimum spacing of 10 ft. to allow for a well formed specimen. This would equal to approximately forty small trees, as the area to be covered is about four-hundred lineal feet. I would appreciate your comments at you earliest convenience. If this meets with your approval I will inform the owners and the management of the mall to live up to their commitment which they made at a public meeting on September 5, 1984. If I can be of any more assistance please feel free to contact me.

Sincerely,

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

JJL/km  
Enclosure

June 11, 1986

PLANNING DEPARTMENT  
Town of Hamburg  
6100 South Park Avenue  
Hamburg, New York 14075

ATTENTION: MR. GEORGE MCKNIGHT  
PLANNING DIRECTOR

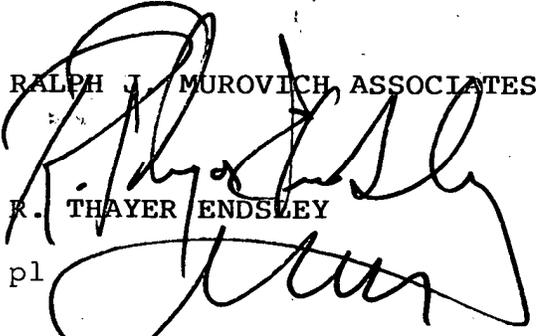
Project No. 8146  
BUSY BEAVER  
Hamburg, NY

RE: SITE PLANS, BUILDING PLANS AND ELEVATIONS

Enclosed are nine (9) sets of prints of the drawings (1 through 3) which describe the site development of the above captioned project, along the supporting data required for the site plan review.

Also enclosed are two (2) sets of the drawings (4 through 7) which show the building plan and elevations, these drawings are now in the working drawing stage and are being submitted only to help describe the proposed Busy Beaver Building.

RALPH J. MUROVICH ASSOCIATES

  
R. THAYER ENDSLEY

pl

Enclosures

Architects

Ralph J. Murovich Associates AIA  
Suite 104-106 Murovich Building  
100 Smithfield Street  
Pittsburgh, Pennsylvania 15222  
412/281-2533

Ralph J. Murovich AIA  
Jean A. Babic  
R. Thayer Endsley  
Gary E. Jones

John S. Jakubek  
Ralph P. Murovich  
Thomas M. Riddell  
Allen E. Saville

# 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

June 13, 1986

TO: Mr. John J. Lauchert  
Town of Hamburg Planning Dept.

SUBJECT: Screening in the Mall Area near Credit Union

The Planning Board discussed your memo dated May 15th. We recommend that you proceed on this matter as expeditiously as possible. The suggestion was made that the arborvitae be staggered along the hill to avoid a sentry look.

We trust that when this is completed, this will satisfy the concerns of the Credit Union and honor the commitment made by the mall people.

Sincerely,

TOWN OF HAMBURG PLANNING BOARD

*G. Gerald Valgore*  
G. Gerald Valgore, Chairman

GGV:tad

# 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

June 11, 1986

TO: The Town of Hamburg Planning Board

SUBJECT: Status of Rezonings

1. Nelson Keem - Proposed Expansion of Mobile Home Park approved by the Town Board at meeting of 6-9-86
2. Local Law #8 to reduce the length of off-street parking space from 20' to 18' - approved.
3. Rezoning of Dr. Milton Ratner on property on Southwestern Blvd. and Sheldon Rd. approved from R-2 to C-2.
4. D'Andrea & Gatzke - Tabled for two weeks - property on McKinley & Burke Pkwy.
5. Rezoning petition of Great American Trucking - Withdrawn by petitioner. In State Wet Lands.

TOWN OF HAMBURG PLANNING DEPT.

IX

PRE FILE RESOLUTION  
COUNCILMAN STEPHENSON  
JUNE 9, 1986

RESOLVED that proposed Local Law #8 of 1986, to reduce the length of an off-street parking space from twenty feet to eighteen feet, be removed from the table.

PRE FILE RESOLUTION  
COUNCILMAN STEPHENSON  
JUNE 9, 1986

X

WHEREAS, proposed Local Law #8 of 1986, amending Town Code §29-93, to reduce the length of a parking space to eighteen feet should be approved because:

1. cars have been reduced in size and eighteen feet provides adequate depth for parking,
2. reducing the length of a parking space will reduce excessive blacktopping and will have a positive effect on the environment and
3. numerous national organizations have been recommending smaller parking space sizes, NOW THEREFORE

BE IT RESOLVED that the Zoning Code of the Town of Hamburg be amended as follows:

To amend Local Law #7 of the year 1976 (Chapter 29-Zoning Code and to provide as follows:

29-93 Size of Parking Spaces - ADD

For the purpose of computing the gross parking area for required off-street parking, three hundred twenty (320) square feet of unobstructed net standing, maneuvering or access area shall be considered as one (1) parking space. However, a lesser area may be considered as one (1) parking space if the Building Inspector certifies that the layout and design of the parking area are adequate to permit convenient access and maneuvering. In any event, the size of a parking space shall be at least eighteen (18) feet long and nine (9) feet wide, exclusive of access or maneuvering area.

DELETE: For the purpose of computing the gross parking area for required off-street parking, three hundred fifty (350) square feet of unobstructed net standing, maneuvering or access area shall be considered as one (1) parking space. However, a lesser area may be considered as one (1) parking space if the Building Inspector certifies that the layout and design of the parking area are adequate to permit convenient access and maneuvering. In any event, the size of a parking space shall be at least twenty (20) feet long and nine (9) feet wide, exclusive of access or maneuvering area.

PRE FILE RESOLUTION  
COUNCILMAN STEPHENSON  
JUNE 9, 1986

RESOLVED that proposed Local Law #5 of 1986, concerning the rezoning of property owned by R. D'Andrea and Lillian Gatzke, and located at S-4458 Dorchester Parkway and S-3984 Burke Parkway, and changing the zoning from R-2 (General Residence District) to C-2 (General Commercial District), be removed from the table.

PRE FILE RESOLUTION  
COUNCILMAN STEPHENSON  
JUNE 9, 1986

X/X

*Tabled  
2 weeks*

WHEREAS, the petitions of R. D'Andrea and Lillian Gatzke for rezoning property located at S-4458 Dorchester Parkway and S-3984 Burke Parkway from R-2 (General Residence District) to C-2 (General Commercial District) should be approved because:

1. this is logical extension of existing C-2 zoning and
2. the properties abut existing commercial development and conform with other commercial rezoning in the immediate area,

NOW THEREFORE BE IT RESOLVED that the Zoning Code of the Town of Hamburg be amended as follows:

To amend Local Law #7 of the year 1976 (Chapter 29) of the Code of the Town of Hamburg entitled "Zoning". To provide for a change in the boundaries of the Zoning Map whereby the zoning is changed from R-2 (General Residence District) to C-2 (General Commercial District) described as follows:

Property located at S-3984 Burke Parkway and property located at S-4458 Dorchester Pkwy. as described in Exhibit A and Exhibit B below:

Exhibit A

All that tract or parcel of land, situate in the Town of Hamburg, County of Erie and State of New York, being a part of Farm Lot Number Fifty-six (56), Township Nine (9) and Range seven (7) of the Holland Land Company's Survey and more particularly described as being subdivision lots number twenty (20) and twenty-two (22) of the subdivision called "Highland Acres" made by White and Getman, Engineers, and filed in the Erie County Clerk's Office under cover 925 of Maps.

Exhibit B

All that tract or parcel of land, situate in the Town of Hamburg, County of Erie and State of New York, being part of Farm lot 56, Township 9, Range 7 of the Holland Land Company's Survey and according to a map of Highland Acres No. 1 subdivision filed in the office of the Clerk of the County of Erie under Cover No. 925 are known and distinguished as Subdivision Lots fifty-six (56), one hundred thirty-eight (138) and one hundred thirty-nine (139).

XVII

RESOLVED, that the Hamburg Town Board refund the \$75.00 for a rezoning petition for Great American Trucking to be located on Southwestern Blvd. near Pleasant.

The applicant is withdrawing his rezoning request.

HENRY

NOW THEREFORE BE IT RESOLVED that the Planning Board, in accordance with Part III, Section 1-6.3 of the Zoning Ordinance, recommends that the Town Board approve said Site Plan, subject to the following conditions:

1. That the consideration of signs be specifically excluded from this approval, since no sign details were presented. No signs shall be installed on the building or premises unless or until sign permits are issued by the Building Department, consistent with the provisions of the Sign Ordinance.
2. That any lights used to illuminate the property be equipped with adjustable hoods to control light spread and direction so as not to create any nuisance to nearby properties, and light standards shall not exceed 25 feet in height.
3. That the lowest architectural opening be above the 100 year base flood elevation as determined by the Building Department; that construction comply with SFHA regulations.
4. That a swale or drainage be provided along the north and south lot lines as required by the Plumbing Division.
5. That the recommendations of the Fire Chiefs be given serious consideration.

The foregoing resolution was adopted by the

Town of Amherst Planning Board, February 20, 1986.

The motion was seconded by Mr. Anderson and carried. Ayes 6 Noes 0.

3.12 PROPOSED APARTMENT BUILDING, SP-5-86; property located at 220 Peppertree Drive, Leon Reif, petitioner.

The subject request would allow the petitioner to construct one 4-unit, 2-story apartment building with a 5-car garage adjacent to a 4-car parking area.

Mr. Richard Brox, from McIntosh & McIntosh, represented Mr. Leon Reif. Mr. Brox stated that all the agencies have had their concerns addressed; Mr. Steeg from the Plumbing Department has been shown how the property will drain and was shown how the drainage easement would look; The driveway width has been discussed with Rich Andrews from the Fire Chiefs Council; many trees have been tagged to be saved; 2 additional trees have been added to the south portion of the parking lot; and the handicapped parking area has been marked.

# 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

June 11, 1986

TO WHOM IT MAY CONCERN:

Please be advised that the Buffalo Trotting Association appeared before the Town of Hamburg Planning Board on 5-28-86 for a preliminary site plan review for a Training Center to be located near the South Park Avenue entrance to the Raceway.

The Planning Board was favorably impressed with the presentation regarding this proposed development. Conceptually, the Planning Board is in favor of this project and is waiting for final site plan submission in order to undertake the detailed review necessary for formal approval.

Sincerely,

TOWN OF HAMBURG PLANNING BOARD

*G. Gerald Valgrá*  
G. Gerald Valgrá, Chairman

GGV:tad

Ronald W. Bugaj

ARCHITECT

46 MAIN STREET - P.O. BOX 12  
HAMBURG, NEW YORK 14075  
(716) 648-7722

T. Jerry Bugaj

ASSOCIATE

June 11, 1986

Mr. George McKnight, Chairman  
Hamburg Town Planning Board  
Hamburg Town Hall  
S6111 South Park Avenue  
Hamburg, New York 14075

RE: Proposed New Training Center  
Buffalo Raceway  
Erie County Fairgrounds  
South Park Avenue  
Hamburg, New York

Dear Mr. McKnight:

This is to confirm the status of the above proposed development.

On Wednesday, May 28, 1986, Mark Coloton, Assistant General Manager, Buffalo Trotting Association and I appeared before the Hamburg Town Planning Board to make a formal presentation for the above project. After a thorough discussion of the types of structures that are to be designed as part of this development and a presentation of our renderings and rendered sketched, there was a thorough discussion and review as to the remaining town requirements that must be satisfied.

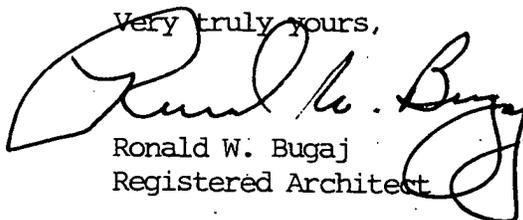
It is my understanding that this project was basically approved for its conceptual plan subject to final review and approval of the Town Engineering Department.

We are now in the process of organizing our data and information for a formal presentation to the New York State Racing and Wagering Board for their formal approval so that we may advance this project to the next stage. As part of this presentation, we would like to present to the New York State Racing and Wagering Board confirmation that we have made a formal presentation to the Hamburg Town Planning Board and that we do have basic conceptual approval.

This will aid us in our efforts to identify the funding that will be necessary to advance this project for a possible early Fall 1986 start.

Thank you for the courtesies that you and your board have extended to me and my clients on this project. We appreciate your consideration on this matter.

Very truly yours,



Ronald W. Bugaj  
Registered Architect

RWB:mlb

# 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

June 3, 1986

TO: Supervisor Jack Quinn

FROM: George McKnight

Last week, Dan King discussed the problem of breaks in the fence around the mall with me. Marianne Zamias is disturbed with the physical appearance and wondered what to do. I have not been able to discuss the problem with you so what I told her was that it should not be Zamias' responsibility to constantly repair the fence. However, the solution that I recommended and she accepted was that where there are obvious breaks in the fence that the fence be finished off and left as open areas for people to get thru. The rest of the fence should be left as is.

If you would like to discuss this matter with me, please let me know.

Very truly yours,

TOWN OF HAMBURG PLANNING DEPT.

*George*  
George McKnight, Director

CC: Jack Lauchert, Building Inspection

# 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

December 9, 1985

Statement for the files regarding the proposed rezoning of approximately fifty (50) acres of land on the west side of McKinley Parkway just south of the McKinley Mall.

The proposed rezoning of approximately 50 acres to C-2 general commercial has gone thru a generic environmental assessment. Identification of the major environmental problems have been made. They are additional traffic with the function that will be caused by ingress and egress to these properties and additional surface drainage run off as well as the accompanying potential problem of siltation during construction.

The Town has addressed the potential traffic problems by limiting the amount of direct access to the affected properties. Drainage and siltation problems will be controlled as part of the site plan approval process.

There is no need to require a full environmental impact statement study for the rezoning because detailed information on specific developments is not yet known.

GEORGE MC KNIGHT, DIRECTOR OF PLANNING

# Town of Hamburg

Supervisor  
JACK QUINN, JR.



Town Attorney  
JEAN PETERSON

Town Clerk  
PATRICIA A. MEAD

Supt. of Highways  
RICHARD A. SMITH

Receiver of Taxes  
ROBERT A. MARS

Councilmen  
D. MARK CAVALCOLI  
JAMES F. CONNOLLY  
DANIEL J. HENRY  
SALLY A. STEPHENSON

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

TO: Patricia A. Mead  
Town Clerk

SUBJECT: Fraccica Rezoning - McKinley & Highland

We spoke with the office of Dept. of Env. & Planning on above-subject rezoning. The only concern of the County is that there be a service road parallelling McKinley Parkway in order to limit the number of driveways on to McKinley. (Mike Allspaugh)

*George*  
Sincerely,

George McEneaney, Director of Planning