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REZONING PETITION OF MR. WYCOCKI AND MR. LEWIN FOR MANOR LANE SUBDIVISION TO
BE LOCATED OFF BIG TREE RD--FROM C-3, OFFICE DIST. TO R-2, FOR SINGLE FAMILY
SUBDIVISION.
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Messrs. Wycocki and Lewin appeared before the Planning Board for a
recommendation of their proposed subdivision, entitled, Manor Lane, off Big
Tree Rd. for single family units. The subdivision requires a zoning change
from C-3, Office District, to R-2.

Motion was made by Mr. Phillips, seconded by Mr. Gaughan to
forward a positive recommendation to the Town Board for the following
reasons:

1. It is in the best interests of the development to have the 9
single family homes rezoned to R-2, which will insure that there will be no
driveway coming out on to Big Tree Rd.

2. This is logical development and in conformance with the Master
Plan of low density of R-1 and R-2. Carried.

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RUSHCREEK SUBDIVISION - RICHARD BROX, REPRESENTING DEVELOPER--MC KINLEY
PARKWAY.
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Mr. Richard Brox appeared before the Planning Board on the
continued Public Hearing for Rushcreek Subdivision located on McKinley
Parkway. It was noted that a meeting was held with the Recreation Director,
Richard Tripp, on the dedication of recreation area which amounts to 2 acres
of land. The proposed playground would service the neighborhood consisting
of a basketball court and tennis court. There will be an asphalt area with
enough green space for playground equipment. The other item of concern
relates to a question that was raised by a neighbor regarding Traffic coming
out on to McKinley Parkway. Mr. Ellis, Traffic Safety Coord., is in
agreement with the present layout of the subdivision exit and the County is
also in agreement. The approval to ^{approve the} proceed to preliminary was based on the
resolution of the two issues. Applicant to proceed with final.

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REZONING PETITION OF PAUL BACH - MC KINLEY MEADOWS - FROM R-1 TO R-3
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Mr. Paul Bach appeared before the Planning Board on his proposed
rezoning petition for McKinley Meadows. The format of the proposal has been
changed and the Conservation Board is in favor of keeping the back portion
as open space and rezoning the front portion for townhouse development. The
dedication will preserve the Rush Creek area in its natural state. The item
yet to be resolved is the legal description to match the updated survey map.

Motion was made by Mr. Koenig, seconded by Mr. Gaughan to forward
a favorable recommendation to the Town Board for the following reasons:

1. One third of the property will be dedicated to the Town of
Hamburg and will not be built upon.

2. The Conservation Board is in favor of the proposal in keeping
with the open space concept of the town.

3. The proposal will protect a major stream and wooded area in
the Town.

4. This is in keeping with the Master Plan showing a medium
density area. The dedication will protect the linear corridor of the Town.
Carried.

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PINNO'S PIZZERIA--TRACY SPINNUZA - REAFFIRMATION OF SITE PLAN APPROVAL -
 ABBOTT RD.

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Mr. R. White and Tracy Spinnuza appeared before the Planning Board for the proposed renovation of Pinno's Pizzeria located on Abbott Rd. Appearance has been made once before. However, the building permit was not picked up and as a result has now expired. They are ready to renovate at this point and expand the dining room. The upstairs living quarters has since been removed, and this has altered the site plan.

Motion was made by Mr. Koenig, seconded by Mr. Phillips to reapprove the site plan and allow the renovation. Carried.

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HAMBURG TOWN HALL PLAZA - SERVICE FACILITY - SOUTH PARK AVENUE

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Messrs. Lauer and Manguso appeared before the Planning Board on the proposed Auto-Mall service facility which is to be located on the parcel of property once owned by Golden Corrale. They have moved the storage facility 200' south, and has been reduced to 12,000 s.f. Comments were received from the following departments:

ENGINEERING - 1. A right turn lane is to be added to the entrance. Show handicap access ramps on the sidewalk at the entrance. Extend the walk to the north line of the developed parcel.

- 2. Remove the driveway shown to the undeveloped parcel.
- 3. Proof of concept approval must be obtained from the State for the ONE entrance prior to Town plan approval.
- 4. We have reviewed the drainage calculations and found the pond outflow pipe to be sized incorrectly. The detention area of the pond shown on the plan is also incorrect.

The Design Engineer should review his calculations on these items and revise as necessary. We are available to discuss them in more detail.

- 5. A concrete spillway is shown for the pond. Provide a better detail and elevation for the spillway.
- 6. Show the roof drains connected to the storm sewer.
- 7. Show the sanitary sewer connection to the building.
- 8. Provide an outlet for the existing 12" pipe on the east line.
- 9. Provide for drainage along all of the south line of the site.
- 10. Additional catch basins and elevations are required for the front section of the parcel.
- 11. Show the 20' water easement along South Park.
- 12. Show the water service to the building.
- 13. Show the water main size for the fire service. The hydrant locations should be approved by the Scranton Fire Co.
- 14. Curbing or parking bumpers are to be shown for all of the spaces at the north line of the site.
- 15. Drainage must be provided along the roller rink bldg. We question the intended use of this area within the fence.

JACK

GILBERT

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PLANNING DEPT. - COMMENTS

- 1. Large tractor trailers are not permitted in special vehicle parking area.

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===== TOWN
 HALL PLAZA SERVICE FACILITY (CONT.)
 =====

- Planning - 2. Curbing is necessary along the north side parking.
3. West side parking which faces South Park is in violation of setback requirements and must go to the Board of Appeals.
 4. Free standing signage should be shown where appropriate.
 5. Dumpsters need to be provided and shown where appropriate.
 6. Free standing lighting needs to be provided and shown where appropriate.
 7. Land use information should be provided regarding adjacent properties within 100' of the subject parcel.
 8. The existing intersection upon entering Town Hall Plaza needs to be shown along with its distance from the proposed ingress/egrees.
 9. Need acreage/sq. footage of site to be developed.
 10. Remove future proposed ingress/egress.
 11. Is there a proposed use for the undeveloped area within the chain link fence?
 12. If parking behind the building is for customers, how do they ?
 13. A few bldgs. are less than 5' apart.
 14. Only one ingress/egress is provided for the site.
 15. A 6' gate is too narrow for access by emergency vehicles.
 16. Curbing or bumper-blocks are necessary along east side parking.

BUILDING INSPECTION--This proposal violates 29-129-B of the zoning ordinance on parking and will require Zoning Board approval. Elevations for Bldg. #A are listed on A-2. There is no plan layout, therefore we cannot determine the retail sales area. A detail of curbing is required. Buildings are Type 2 construction. On the fencing area, between bldg. #1 and 2, there should be a 10' space, as well as bldg. #3 and #4. All other buildings should be at least 25' apart. Under 29-119-1, one parking space is required for each 1,000 s.f. Therefore, 45 spaces are required. All gutter down spouts should be drained to the storm sewer, and should be shown on Drawing #C-5. Test borings should be conducted to insure that a proper foundation should be provided. Top soil should be delivered to the Town Hall site. There must be smoke detector systems installed.

JACK LAUCHERT

Input was also received from the Scranton Fire Dept. relative to positioning of a fire hydrant.

Revisions are to be done for the June 28th meeting.

===== ALONZO BUILDING - NEXT TO HILLS AND DINNER BELLE -4920 CAMP ROAD.
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Mr. Bob Alonzo appeared before the Planning Board on a conceptual site plan for a proposed retail bldg. to be located at 4920 Camp Road. This would be for the construction of single story, 14,050 s.f. retail bldg. A concern that was expressed by the Board was the cut-off of the existing restaurant. Comments were received as follows:

BUILDING INSPECTION - This building is in front of the existing restaurant, and utilizing some of the parking spaces. For the building, 80 spaces are required, 4 of which should be used for the handicapped. There is only 25' between the two buildings which are on two separate parcels of property. Handicap accessibility is required for both bldgs. The parking on setback requires Zoning Board approval. Detail of curbing is also required. Since this is considered a mini-plaza, 1 detached sign is permitted. Lighting should be shown on the plan. The

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Brierwood (Continued) - Engineering Comments:

grass. The "T" intersection radius should be a minimum of 30'.

5. The size and material to be used for the roof drains is to be specified. If PVC pipe is to be used, SDR 35 must be specified.

6. A note is to be added specifying the methods and materials used for the construction of the sanitary sewer shall be in compliance with the Town of Hamburg Engineer's construction specifications.

7. A storm catch basin is to be added on the north side of the road in front of buildings 4 to 8.

8. All storm pipes installed in the main ditch must have rip rap installed at the end of the pipes. They must be lengthened to provide a shoulder on the road and 3 on 1 side slopes.

9. We question the pipe sizes in the ditch also.

All comments are to be addressed for approval. Our review plan is not being returned.

PLANNING COMMENTS: - 1. Several groupings of townhouses exceed the 160' maximum length.

2. Need acreage of parcel to be developed.

3. Several groupings of townhouses do not meet minimum frontage setbacks of 35'.

4. Need elevations/heights and sq. footage of individual townhouses.

5. Individual parcel boundaries need to be shown.

6. Two grouping of townhouses do not meet the minimum distance requirement of 35' between the end of a grouping and a public/private street.

7. One grouping of townhouses does not meet the minimum rear yard requirement of 20'.

8. Provision of two off-street parking spaces for each townhouse needs to be shown. (min. 9' x 18')

9. Provision of walls, fences, or buffering between individual townhouse parcels needs to be shown.

10. Provision of patio with a minimum of 250 s.f. for each house needs to be shown.

11. Site plan which shows provisions of landscaping, walkways, garbage disposal areas, utilities, service areas and curbs is needed.

12. Cross-section of paving is required.

13. Seal and signature of architect/engineer necessary.

14. A minimum of 500 s.f. of open space is required per dwelling unit. None is shown.

15. Road should have storm drains and curbs included and shown in plan.

Revisions to be made for next meeting.

SAGAMORE HEIGHTS AND OSBORNE TAXPAYERS INC. OPPOSED TO INTEGRATED WASTE

Members of the Sagamore Heights and Osborne Taxpayers appeared before the Planning Board with a letter of opposition against the Integrated Waste Systems which reads as follows:

Mrs. Eileen Eich, nearby resident, read the following: To Whom It May Concern: Public Funds needed are provided ultimately by the taxpayers, We the Public!

Why must we be aggrieved with the Town of Hamburg's continued

OPPOSITION TO INTEGRATED WASTE (CONTINUED)

action regarding Integrated Waste Systems proposal to locate in the highly populated area of Bayview Rd. which adjoins Krepe Kraft, exact address, 4199 Bayview Rd., Blasdell, N. Y. The Bayview Rd. is a main street directly over to Erie County Rich Stadium from the Lakeshore Rd., and traffic must pass this site that has been proposed. The location is a short walk from the proposed site to Lake Erie where fishing, swimming, boating, put-put golf, go-cart riding, our beach where pleasure and fun abound.

There is no way this Integrated Waste Systems facilities would be an asset to future preservation, developments, etc. The public in general, the neighborhood, our valued commodity, the waterfront which beauty, comfort and serenity attract business would suffer. The high losses and depreciation to the property in the area would be drastic immediately.

Ravenwood Park was not zoned for waste pick up, etc. But rather for small business and we the public enjoy the area for its recreation, etc. Both the adults and children walk down Bayview Rd. to the Frontier Senior High School, past the park site and hike and jog down to Lake Erie Beach at the end of the road, to swim, boat, fish, golf, go go-cart riding or just spend time with an ice cream cone. Funds were appropriated for Hoover Beach near the end of Bayview--and rather than waste our money on waste sites let's get Hoover shores and Hamburg Erie, Lakeshore a prize waterfront. Get the right developers for the area instead of making it another Love Canal or Nuclear Center Site.

Awareness of hazardous waste problems is everybody's concern. There are numerous sites in desolate areas even in the Southern Tier. Hundreds of acres are available just waiting for such a group as this Waste Systems to buy up in desolate areas.

Our dollars are wasted if this site is approved as monies reserved for special purposes are the vast amounts earmarked for our safety. Petitions are submitted herewith. The hundreds of citizens at Beth El Estates and the Autumnview Nursing home are furious and only 1/4 mile from the site. Also, students from Immaculata and Frontier can't wait to voice their opinion. They are within walking distance. Submitted by a very small amount of concerned citizens, the public!

Mr. Len Sawicki stated that he is the president of the newly formed taxpayers association and would like further correspondence relative to this matter sent to:

SAGAMORE HEIGHTS AND OSBORNE TAXPAYERS ASSOC.
C/O Leonard Sawicki
3667 Fuller Avenue
Blasdell, New York 14219

Correspondence is also to be sent to the Big Tree Fire Dept. Opponents noted that a meeting was being held at Big Tree on June 20th at 7:30 p.m. to look at a video involving a chipper.

A new scoping session for Integrated Waste is to be scheduled for sometime in July.

6-14-89

HAMBURG IDA OFFICE & PLANNING OFFICE - 6122 SOUTH PARK AVENUE

Mr. George McKnight informed the board that a site plan is being presented for the proposed Hamburg I.D.A. office and Planning Office which is to be located at 6122 South Park Avenue. The 2 story complex is being converted into office space for the Hamburg I.D.A., Community Development, and Planning offices. A handicap ramp will be located in the front of the building with employee parking in the back. The front of the building will be landscaped and seeded. Members questioned the use a concrete ramp which will be very expensive. Mr. Crandall will sign off on the plan as the work is being bid out.

Mr. Crandall asked to be excused from the next meeting as he has an out of town committment and Mr. Cary will chair the June 28th meeting.

Motion to adjourn the meeting was made by Mr. Phillips, seconded by Mr. Gaughan. Carried. Meeting adjourned at 11:00 p.m.

Respectfully submitted,


Gerard Koenig, Secretary
Planning Board

TOWN OF HAMBURG

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



Supervisor
JACK QUINN, JR.

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JAMES F. CONNOLLY
DANIEL J. HENRY
PATRICK H. HOAK

Town Attorney
VINCENT J. SORRENTINO

Town Clerk
GEORGE DANYLUK

Supt. of Highways
RICHARD A. SMITH

Receiver of Taxes
ROBERT A. MARS

June 15, 1989

To: Town Board

From: The Planning Board

Subject: Rezoning Petition of Mr. Wycocki and Mr. Lewin
Manor Lane Subdivision on Big Tree Rd. from C-3 to R-2 of
of approximately 36 acres of land.

At the Planning Board meeting held on 6-14-89, the following positive recommendation was made for the following reasons:

1. It is in the best interests of the development to have the 9 single family homes rezoned to R-2, which will insure that there will be no driveway coming out on to Big Tree Rd.

2. This is a logical development and in conformance with the Master Plan of low density of R-1 and R-2.

Motion was made by Mr. Phillips, seconded by Mr. Gaughan.
Carried.

Sincerely,

TOWN OF HAMBURG PLANNING BOARD

Richard Crandall
Richard Crandall, Chairman

RC:tad

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MEMORANDUM

June 15, 1989

TO: The Hamburg Town Board - Referral to Planning Board - Next possible meeting

FROM: The Planning Board

SUBJECT: Rezoning petition of Mr. Wycocki and Mr. Lewin entitled on Manor Lane Subdivision to be referred to the Planning Board.

This involves 36 acres of land on Big Tree Rd. for a single family subdivision. The change in zoning is from C-3, Office District, to R-2.

Sincerely,

Town of Hamburg Planning Board

Richard Crandall
Richard Crandall, Chairman

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TO: Planning Board
FROM: Town Engineer Gilbert
DATE: 6-12-89
SUBJ: PINTO'S PIZZERIA - 3698 ABBOTT ROAD

The following review comments are on plans dated 5-15-89 and received in our office on 5-31-89:

1. Add precast wheel stops.
2. Add drainage arrows.
3. Add "NOTE: The existing drainage from the south of the site will not be blocked. All parking area runoff will be directed east to Abbott Road."
4. The title block should be filled in.
5. A revision date is to be added to the plan.

When the above revisions are made the plan will be very similar to a site plan approved 10-16-87.

The review plan is not being returned.

John J. Gilbert, Jr.

RJL/dp

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June 15, 1989

To: The Hamburg Town Board
From: The Planning Board
Subject: Rezoning Petition of Paul Bach for McKinley Meadows
from R-1 to R-3 for Townhouses.

At the Planning Board meeting held on June 14, 1989,
the Planning Board made a favorable recommendation for the aforementioned
zoning petition of Mr. Bach as follows:

Motion was made by Mr. Koenig, seconded by Mr. Gaughan to forward
a favorable recommendation for the following reasons:

1. One third of the property will be dedicated to the Town of Hamburg and will not be built upon.
2. The Conservation Board is in favor of this proposal in keeping with the open space concept of the Town.
3. The proposal will protect a major stream and wooded area in the Town.
4. This is in keeping with the Master Plan showing a medium density area. The dedication will protect the linear corridor of the Town.

Sincerely,

TOWN OF HAMBURG PLANNING BOARD

Richard Crandall
Richard Crandall, Chairman

RC:tad

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June 15, 1989

To: The Hamburg Town Board

FROM The Planning Board

SUBJECT: Rezoning Petition of Windshire Estates - Abel Rd.
from R-A and M-2

The Planning Board at its meeting of 6-14-89 made the following favorable recommendation of the aforementioned rezoning petition of L. Weber and Mr. Filipiak on Windshire Estates located on Southwestern Blvd. and Abel Rd.

Motion was made by Mr. Gaughan, seconded by Mr. Cary to recommend for the following reasons:

1. The neighborhood is low density.
2. There is water and sewer available to the site.
3. From Light Industrial to R-1 for single family dwellings is a desirable change and in conformance with the surrounding residential area.
4. This is in keeping with the 2010 master plan at a lower density. Carried.

A public hearing is to be scheduled.

Sincerely,

TOWN OF HAMBURG PLANNING BOARD

Richard Crandall
Richard Crandall, Chairman

RC:tad

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Receiver of Taxes
ROBERT A. MARS

June 15, 1989

TO: Jack Lauchert, Building Inspector

SUBJECT: Pinno's Pizzeria - Abbott Road

At the Planning Board meeting held on 6-14-89, the site plan for Pinno's Pizzeria was re-approved.

For your information.

Sincerely,

TOWN OF HAMBURG PLANNING BOARD

Richard Crandall
Richard Crandall, Chairman

RC:tad