

11 648-6505

TOWN OF HAMBURG PLANNING BOARD AGENDA

DATE: June 15, 1988

[Handwritten marks: asterisks and scribbles]

| TIME | NAME | PURPOSE |
|------|---|---|
| 7:30 | EXECUTIVE MEETING | |
| 8:00 | Bill Cullinan 861-4782 <i>no show</i> | Question of rezoning for small plaza across from I.A. College (information only) |
| 8:20 | John Krull Rezoning petition for property at <i>no show</i> | 33 LaSalle for warehouse Zoned R-3 |
| 8:40 | Freshmart Lake Shore Rd. | <i>Clarification - zoning Bd. by eng. B.V.</i> Variances approved on parking & setback |
| 9:00 | Kevin Maloney 5783 Camp Rd. | <i>approved</i> Front entrance on used car lot |
| 9:20 | Special Use Permit Small Star Day Child Care | <i>sufficient CO CO.</i> Public Hearing |
| 9:40 | Anthony Almeida Expert Motors | 648-0401 5829 Camp Road <i>for 6-29</i> |
| :00 | Big Sur Water Beds Maccaluso Builders | site plan review - McKinley Mall out-parcel |
| | <i>Hamburg roller rink</i> | <i>play yard area - 8:00 p.m.</i> <i>public hearing 8/7 June 29th =</i> |

Approval of Minutes

1. Decision on 'Locksley Park' rezoning to R-1
2. Southland Sub. -Public hearing June 29 & Eagle Crest P. H. June 29
3. Rezoning petition of Bing Putnam for condominiums - townhouse B.S.Road

*6000 S. Park Ave.
Learn & play Child Care Center
(Hamburg roller rink)
P.O. Box 171
Hamburg*

TOWN OF HAMBURG

PLANNING BOARD MINUTES

6-15-88

The Town of Hamburg Planning Board met in regular session on Wednesday, June 15, 1988 at 7:30 p.m. in the Planning Board room.

Members attending included: Chairman Richard Crandall, Steve Strnad, Gerard Koenig, Elgin Cary, G. Valgora, Dennis Gaughan. Others attending included Dan Gorman, Terry Dubey, Stenographer. EXCUSED: S. Carnevale

Minutes of the meeting of 5-25-88 were approved on motion by Mr. Valgora, seconded by Mr. Koenig. Carried.

1. Letter received from Locksley Park requesting zoning change back to R-1. Mr. McKnight to inform applicant on rezoning procedure.

FRESHMART - LAKE SHORE ROAD

Mr. John Shaflucas appeared on behalf of the renovation and addition for Freshmart located on the Lake Shore Road. Variances were granted on 6-7-88 for building setback of 5', 65 parking spaces and 25' along Lakewood and Lake Shore. Planning Board members asked for clarification of the variances which were granted. Reference was made to Jack Lauchert's letter on Freshmart. Mr. Shaflucas noted that there would be a landscaping plan with honey locusts and grassed areas. Also, caliper plantings would be established.

Motion was made by Mr. Cary, seconded by Mr. Valgora to grant approval for the site plan pending and contingent on a landscaping plan, clarification of the variances which were granted by the Zoning Board of Appeals, Building Inspection approval and Engineering approval. Carried.

BIG SUR WATERBEDS - MC KINLEY OUT-PARCEL.

Mr. Sam Maccaluso appeared before the Planning Board on a site plan for Big Sur Waterbeds which will be situated on an out-parcel of the McKinley Mall next to Key Bank. The following comments were received:

JACK LAUCHERT - BUILDING INSPECTION

I need elevations on the parking lot as well as designation of all storm sewer lines. Elevations on receivers for rim and inverts are required. Detail of curb, poured in place, must be designated. A landscaping plan is required. Water line must be extended. Fifty-eight parking spaces are required, of which 3 must be for handicapped parking. Plan should reflect green areas. A detached sign of 40 s.f. has been indicated which is not permitted. Six flood lights have been designated. Wall signage must be approved by the Zoning Board.

JACK GILBERT--The approved site plan for Key Bank at the mall shows a fire hydrant to be installed on the south side of their entrance. While reviewing the Big Sur we noticed the hydrant was installed on the north side of the drive. This was one item we asked be changed on the Key Bank plan and we are curious why it wasn't done. Assuming the hydrant is at the end of the waterline it means the Key Bank driveway will be dug up and closed for the Big Sur Waterline work. Not carrying out the site plan also means the hydrant spacing will be incorrect in this area. (see attached letter dated 6-15-88).

BIG SUR WATERBEDS (MC KINLEY OUT-PARCEL)

TRAFFIC SAFETY - TIM ELLIS

By direction of Supervisor Quinn, I have provided the management of the McKinley Mall with pertinent sections of the N. Y. State Manual of Uniform Traffic Control Devices (M.U.T.C.D.)

Although the site plan provided (SD-1) does not clearly indicate all signage to be used at this location, the Board requests strict compliance with the parking and pedestrian crossing sections of the MUTCD. Also, find attached specifications on Handicapped parking areas.

Other concerns that should be mentioned: proximity of driveways to adjoining businesses driveway, as well as the need for control devices within the Big Sur lot to insure proper traffic flow. Also, would front door parking mitigate emergency services if needed? Refer to the site plan for my other comments.

Motion was made by Mr. Valgora, seconded by Mr. Gaughan to forward a favorable recommendation to the Town Board for approval of the Big Sur site plan contingent upon a landscaping plan, Building Inspection approval and Engineering and Traffic Safety approval. Carried.

HAMBURG ROLLER RINK - DON HOWE - LEARN & PLAY CHILD CARE CENTER

Mr. Donald Howe of Hamburg Roller Rink appeared before the Planning Board with a drawing of a play area for a child care center which is to be located in the Hamburg Roller Rink. Applicant was advised that a Public Hearing for a Special Use Permit can be set up. Public hearing to be scheduled for June 29th at 8:00 p.m.

EXPERT MOTORS - A. ALMEIDA - 5829 CAMP ROAD ZONED C2-

Mr. Anthony Almeida appeared before the Planning Board on a 10 day notice that was forwarded to him noting that he is in violation of 29-184 operating without a site plan on a used car lot on Camp Road. Approximately 30 people appeared in protest of the used car lot as it backs up to Staley Drive. Applicant was advised that a formal site plan is in order with a north point and a seal. Applicant was given a Development Check list to follow. A question of fencing was raised by members of the audience. Response given was that sometimes fencing is required or a form of green barrier. Mr. Almeida is to appear in 2 weeks for site plan review.

KEVIN MALONEY SITE ON STALEY DRIVE

A contractor appeared on behalf of Kevin Maloney for a proposed windbreaker and front entrance to be located on the used car lot on Staley & Camp Roads. It was noted that a signed site plan was not available for the facility. A check is to be made as to whether there is a signed site plan. Approval was given for the entrance way.

The following notice was read by Secretary Elgin Cary for Small Star Child Care Center to be located in the Shaw & Shaw office building on South Park Avenue.

LEGAL NOTICE
TOWN OF HAMBURG
PLANNING BOARD

Pursuant to Section 29-196.2 of the Zoning Ordinance, notice is hereby given that the Planning Board will hold a Public Hearing on June 15th 1988 at 9:20 p.m. to consider the following:

Lynda Sentz for Small Star Child Care center to be located on Part of Lot 8, T-9, R-8 located at 4819 South Park Avenue. Hearing will be held in the Planning Board room S-6100 South Park Avenue.

DATED: June 2, 1988:

TOWN OF HAMBURG
PLANNING BOARD
RICHARD CRANDALL,
CHAIRMAN
ELGIN CARY, SECRETARY

6-9

Chairman Crandall declared the hearing open. Applicant Lynda Sentz appeared on behalf of her day care center. She presented a drawing of the layout for the day care and the outdoor play area.

Chairman Crandall asked 3 times if anyone wished to speak for or against the day care center. Hearing no opposition, the hearing was declared closed.

Motion was made by Mr. Valgora, seconded by Mr. Gaughan to approve the facility for the child care center. Carried. Special Use Permit granted.

Attorney Gorman noted that on Amsdell Heights, a draft was forwarded on the side yard requirement of 10' and 10'.

Meetings for the summer were scheduled as follows:

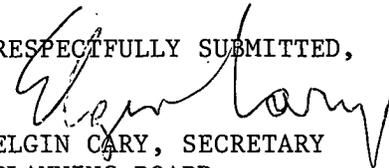
JULY 13TH

AUGUST 17TH

Next meeting is scheduled for June 29th.

Motion was made to adjourn the meeting by Mr. Valgora, seconded by Mr. Strnad. Carried. Meeting adjourned at 10:00 p.m.

RESPECTFULLY SUBMITTED,


ELGIN CARY, SECRETARY
PLANNING BOARD

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
PATRICK H. HOAK

Town Attorney
VINCENT J. SORRENTINO

Town Clerk
GEORGE DANYLUK

Supt. of Highways
RICHARD A. SMITH

Receiver of Taxes
ROBERT A. MARS

TO : GEORGE MCKNIGHT

FROM: JACK GILBERT

DATE: 6-15-88

SUBJ: SITE PLAN REVIEW
BIG SUR WATERBEDS

Following are our comments on our site plan review of a drawing dated May 7, 1988 received in this office on June 9, 1988

- we require elevations as follows
 - existing grades
 - proposed grades
 - flow arrows for drainage
- on the storm sewer we need
 - catch basin invert and rim elevation and outlet invert elevation
 - length, size and slope of pipe
 - minimum pipe size is 10 inch corrugated metal pipe
 - show roof downspouts piped to storm sewers
- exit drives
 - curb the radii & show detail of curb
- other parking areas are to be curbed or have parking bumpers. Specify which will be used.
- Our records show the existing sanitary sewer is 8 inch diameter. Add sanitary trench detail. Contact Erie County Sewer District 3 at 662-4550
- Waterline should extend across the full frontage of the parcel. It should be 8 inch diameter.

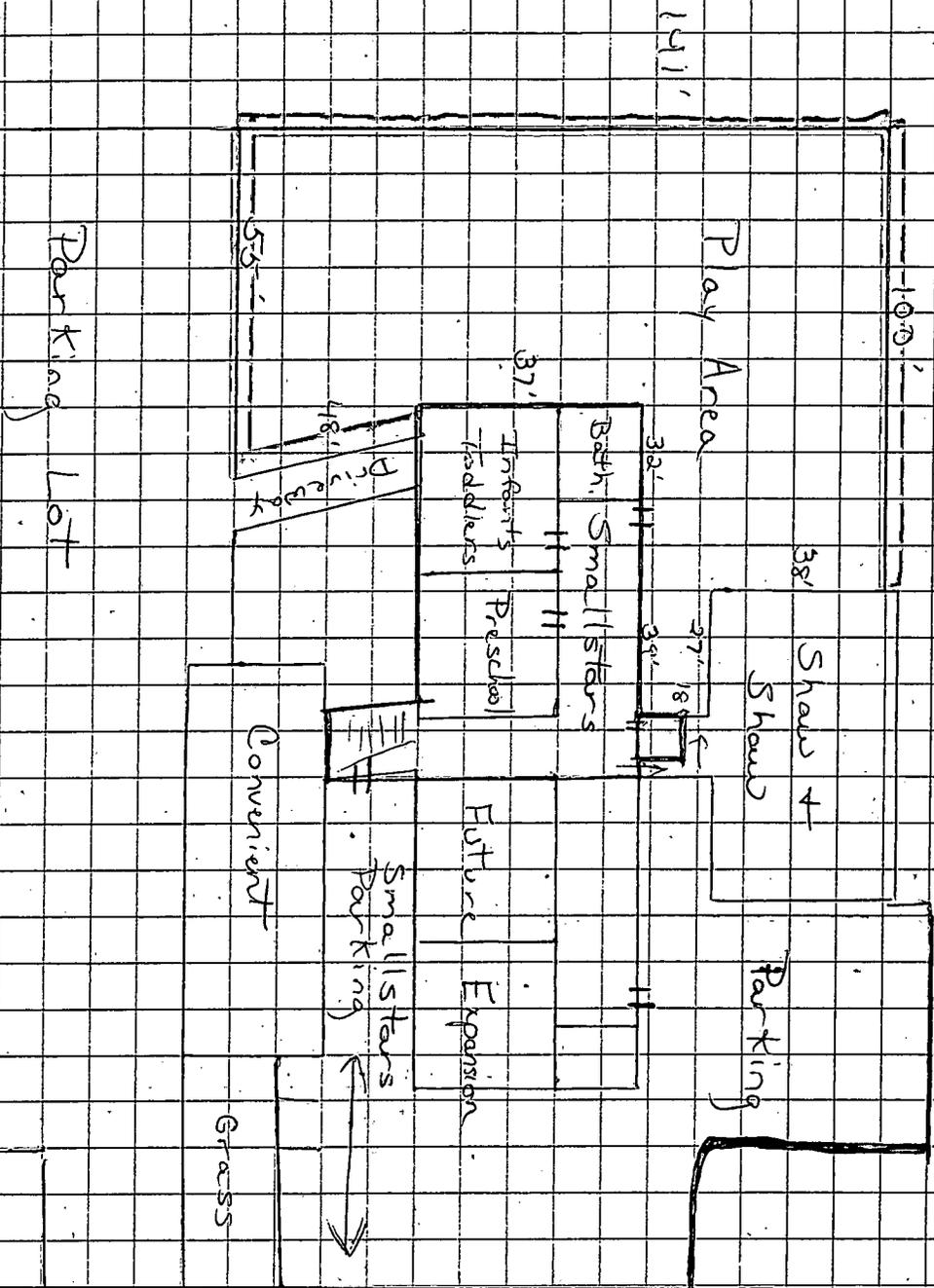
We are returning the marked up print which has more comments on it. If this print is not returned with the revisal print (with a revision date on it) our review will stop.


Jack Gilbert

JJG/dp
cc; J. Lauchert
R. Lardo
Attachment

SMALL STAR CHILD CARE CENTER - SHAW & SHAW OFFICE BUILDING

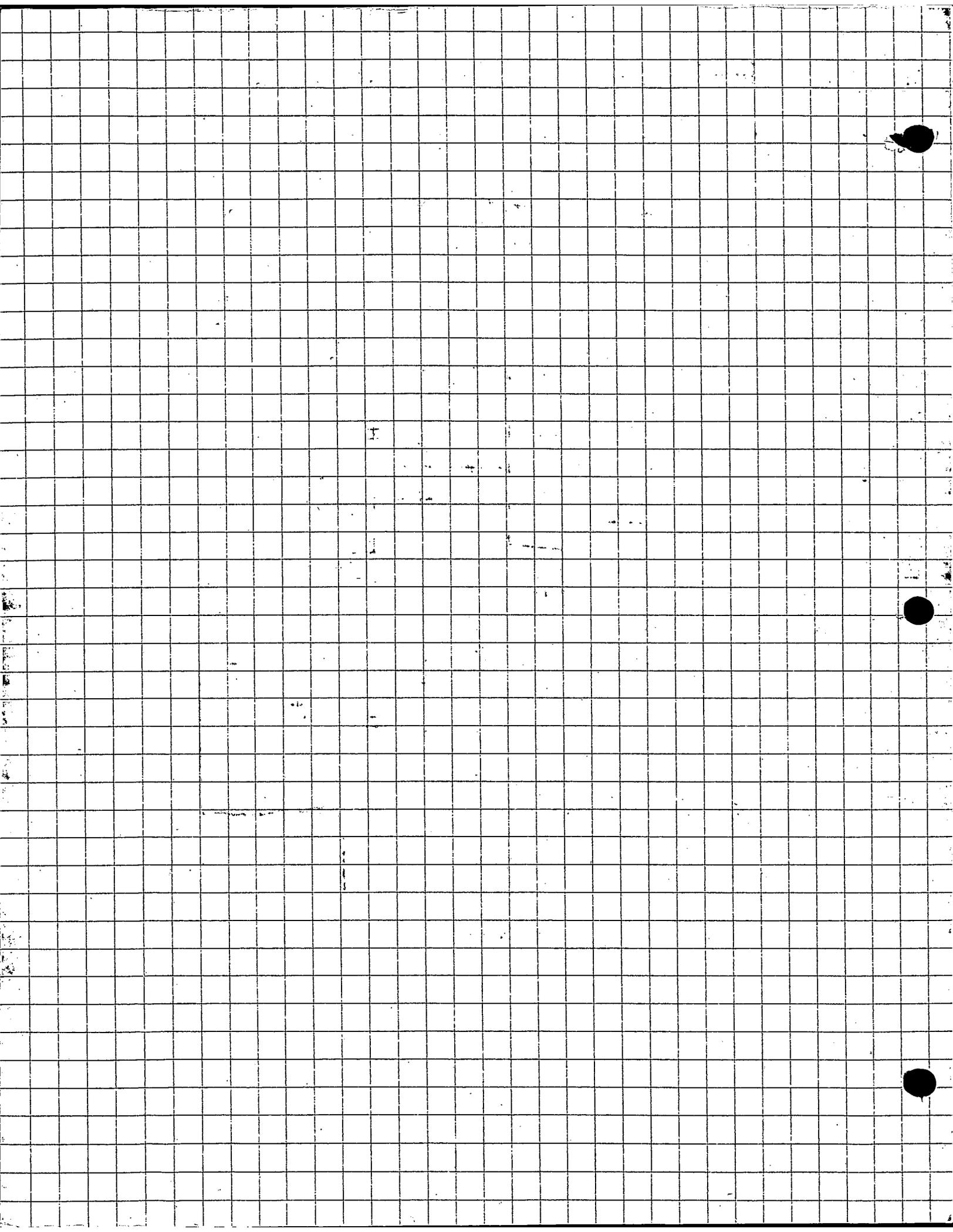
South Park Ave



Bay View Rd

Yellow indicates fenced play area

Red indicates Smallstons Child care site



LEGAL NOTICE

TOWN OF HAMBURG

PLANNING BOARD

Notice is hereby given that the Planning Board for the Town of Hamburg will hold a Public Hearing on June 29th at 8:20 p.m. for the purpose of approving a duplex subdivision known as EAGLE CREST.

All that tract or parcel of land situated in the Town of Hamburg, County of Erie and State of New York, being part of Lot 15, Township 9, Range 8 and being more particularly described as follows:

Beginning at a point where the north line of Lot 15 which is also the centerline of Big Tree Road, intersects the east line of lands conveyed under Liber 3957, Page 154, thence southerly along said east line a distance of one thousand one hundred thirty-four and sixty hundredths feet (1134.60') to a point; thence easterly on a line parallel with the centerline of Big Tree Road a distance of twenty-seven and seventy-five hundredths feet (27.75') to a point; thence southerly at an exterior angle of $90^{\circ}07'28''$ a distance of two hundred seventy-five and no hundredths feet (275.00') to a point; thence southeasterly at an interior angle of $115^{\circ}37'28''$ a distance of seventy-nine and eighty-four hundredths feet (79.84') to a point; thence southwesterly and at right angles a distance of fifty and no hundredths feet (50.00') to a point; thence southeasterly and at right angles a distance of seventy and no hundredths feet (70.00') to a point; thence northeasterly and at right angles a distance of fifty and no hundredths feet (50.00') to a point; thence southeasterly and at right angles a distance of thirty-five and no hundredths feet (35.00') to a point; thence southwesterly and at right angles a distance of twenty-five and no hundredths feet (25.00') to a point; thence northwesterly and at right angles a distance of thirty-five and no hundredths feet (35.00') to a point; thence northeasterly and at right angles a distance of forty-six and forty-two hundredths feet (46.42') to a point; thence southeasterly and at right angles a

distance of one hundred eighty-two and eighty-one hundredths feet (182.81') to a point on the west line of lands conveyed to English by Liber 19, Page 114; thence northerly along said west line, at an interior angle of 64°22'32" a distance of one thousand four hundred eighty-eight and thirty hundredths feet (1488.30') to a point on the centerline of Big Tree Road; thence westerly along said centerline a distance of three hundred fifty-eight and seventy-seven hundredths feet (358.77') to the point or place of beginning. Said described parcel to contain 11.807 acres of land, more or less.

RICHARD CRANDALL, CHAIRMAN
TOWN OF HAMBURG PLANNING BOARD

ELGIN CARY, SECRETARY

DATED: JUNE 17, 1988

n/88-291

LEGAL NOTICE
TOWN OF HAMBURG
PLANNING BOARD

Notice is hereby given that the Planning Board for the Town of Hamburg will hold a Public Hearing at 8:45 p.m. for the purpose of approving a Duplex Subdivision known as Southland Subdivision.

SOWLES ROAD AND SOUTH PARK AVENUE

All that tract or parcel of land situated in the Town of Hamburg, County of Erie and State of New York, being part of Lot 53, Township 9, Range 7 of the Holland Land Company's survey, bounded and described as follows:

Beginning at a point along the south right-of-way line of Sowles Road, being a 49.50 foot wide road, ninety-eight and no hundredths feet (98.00') east of its intersection with the east line of South Park Avenue, being a sixty-six and no tenths feet (66.0') right-of-way; thence continuing easterly along said south line a distance of six hundred feet (600') to a point which is the north-west corner of lands conveyed to A.A. Clarone re: Liber 7127, Page 67; thence southerly along said west line a distance of one hundred fifty and no hundredths feet (150.00') to a point along the north line of lands conveyed to Como Construction Corporation re: Liber 7263, Page 591; thence westerly along said north line on a line parallel to Sowles Road a distance of six hundred feet (600') to a point; thence northerly and parallel to the west line of A.A. Clarone a distance of one hundred fifty and no hundredths feet (150.00') to the point or place of beginning. Said described parcel to contain 2.066 acres of land, more or less.

RICHARD CRANDALL
TOWN OF HAMBURG PLANNING BOARD
ELGIN CARY, SECRETARY

DATED: 6-17-88

TOWN OF HAMBURG

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



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6-14-88

TO: PLANNING BOARD

FROM: TIM ELLIS, TRAFFIC SAFETY - FRESHMART

On the site plan clarification is needed on proximity of entrance and exits to intersections, in terms of feet. Outside of that, we foresee no problems.

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6-16-88

TO: The Hamburg Town Board SUBJECT: McKinley Mall Site Plan Out-Parcel

At the Planning Board meeting held on 6-15-88, motion was made by Mr. Valgora, seconded by Mr. Gaughan to forward a favorable recommendation on the Big Sur Waterbeds Co. (on an out parcel adjacent to Key Bank) for approval, contingent on implementation of a landscaping plan, Building Inspection approval, & Engineering approval. Carried.

Very truly yours,

TOWN OF HAMBURG PLANNING BOARD

Richard Crandall
Richard Crandall, Chairman

TOWN OF HAMBURG

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TO: PLANNING BOARD
FROM: GEORGE MC KNIGHT

6-14-88

SUBJECT: Small Star Child Care Center

The outdoor play area standards were taken from the City of Rochester ordinance, not the State.

Dan Gorman--if the outdoor play requirements can be adjusted by the Planning Board if they want or if changes or modifications would have to be done by the Zoning Board of Appeals.

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June 8, 1988

TO: Town Planning Board

Dear Members of Planning Board:

I reviewed the comments to the Planning Board from Town Engineer, Jack Gilbert concerning site plan review for Southland Stuart Associates, site plan review for Eagle Crest Subdivision, site plan review for Brook Ridge Townhouse Community. These plans were submitted on May 25, 1988.

If you people feel like you should follow the development check list, possibly I could interest you into submitting plans to myself so I could review and give you my comments. Since all these will become private property it would nice if this department had an opportunity to better serve the people of your board. If I can be any more assistance, feel free to contact me.

Sincerely,

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

cc: Jack Gilbert, Town Engineer

JJL/cac

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6-16-88

LEGAL NOTICE

TOWN OF HAMBURG

PLANNING BOARD

Pursuant to Section 29-196.2 of the Zoning Ordinance, notice is hereby given that the Planning Board will hold a Public Hearing on June 29th 1988 at 8:00 p.m. to consider the following:

LEARN & PLAY CHILD CARE CENTER in Hamburg Roller Rink to be located on Part of Lot 52, T-9, R-8 located at 6000 South Park Avenue. Hearing will be held in the Planning Board room, S-6100 South Park Avenue.

DATED: June 16, 1988

TOWN OF HAMBURG
PLANNING BOARD

RICHARD CRANDALL, CHAIRMAN
ELGIN CARY, SECRETARY

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Lynda Sentz for Small Star Child Care center to be located on Part of Lot 8, T-9, R-8 located at 4819 South Park Avenue. Hearing will be held in the Planning Board room S-6100 South Park Avenue.

DATED: June 2, 1988

TOWN OF HAMBURG PLANNING BOARD
RICHARD CRANDALL, CHAIRMAN

ELGIN CARY, SECRETARY

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May 31, 1988

SCOPING SESSION WITH D.E.C. ON THE
BRIERWOOD PLANNED UNIT DEVELOPMENT
5-25-88 3:00 P.M.

A scoping session with D.E.C. and other agencies was held in the Basement of Hamburg Town Hall with respect to the Brierwood Planned Unit Development. The meeting was held for the purpose of establishing areas of concern with respect to the over-all view of the project, which is being developed by E.Burke Construction Co.

When the environmental assessment was initially done, a request for lead agency status was made by the Town of Hamburg. Steve Doleski, of the Dept. of Env. Conservation, noted that this is a Type I action which calls for an environmental impact statement. Types of permits that will be required by DEC are dam construction permits, and mined land reclamation as there will be some types of excavation. With regard to the wetlands area, a Fresh Water Wetlands permit will be required. Sewer extension approval will be necessary. All agencies should be identified in the E.I.S. This is not an archaeologically sensitive area. Another major concern would be that of water supply. Does the Wanakah Water Co. have enough water to supply the homes proposed? It was pointed out that Mr. Peluso, of Wanakah Water, was not able to attend the scoping session.

Mr. Bob Bronkie of Erie County Water stated that there should be no problem with water along Southwestern Blvd. Only a small portion of the proposed project will be in that water district.

Dr. Shands of Frontier School noted concerns of buffering and fencing. A letter was forwarded to the Planning Board. It was pointed out that this is in regard to the subdivision and has been answered.

Mr. Gilbert stated areas of concern in his department should be storm drainage, sanitary sewage disposal, water supply, traffic, layout of streets.

Mr. Ellis of Traffic Safety noted that an area of concern to that board would be if there is any planned commercial development. Mr. Burke noted that 7½ acres of land is intended for commercial use. However, there is no designated use planned as yet. Residents of Cloverbank road expressed concern as to how the project will affect their road.

Lake Shore Chief Putnam noted that they are in favor of the development as they have their hands full in putting out fires in the quarry area. They feel they will be able to cover the area on first aid calls. There should be no problem with fire calls as Lake Shore has a new fire station on Amsdell Road. Water pressure would be a concern to them and they would like to see 500 gallons per minute pressure. As far as hydrants, they would like to know the number of loops, etc.

SCOPING SESSION WITH D.E.C.

Councilman Cavalcoli noted that there should be a section in the statement to include buffering, noise, pollution, aesthetics and what toxic materials will be stored on the site.

Mr. Doleski stated that as yet they have not identified any hazardous waste on site. A walk thru to spot the obvious conditions should be made, as well as a follow up with soil investigations to see if the land has been contaminated. There should be some type of erosion control program implemented.

Mr. Donald Weiss noted that there are excellent wells in the area and asked if there would be any impact on the wells during the construction phase? Traffic and drainage concerns were raised by the residents.