

meeting 6-24-87

# TOWN OF HAMBURG PLANNING BOARD AGENDA

DATE: 6-24-87

TIME	NAME	PURPOSE
7:30	EXECUTIVE MEETING	
8:00	Subdivision Hearing Oakridge #7	
8:20	HCK Furniture	Site plan review
8:40	Woodledge Dev. & Cliffside Estates	Joe Cellura - Sketch Plan for Sub.
9:00	Jim Taylor Marine Boat Supplies	St. Francis Drive - Site Plan Review
9:20		
9:40		
10:00		

Approval of Minutes

1. Recommendation of John Bosse property
2. Cliffside rezoning - recommendation.
3. Ken Kirst - recommendation.
4. *Sign Deed on Clark St.*

*July 15 - Hegman's*

TOWN OF HAMBURG

PLANNING BOARD MINUTES

6-24-87

The Town of Hamburg Planning Board met in regular session on 6-24-87 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, & George Danyluk. Others present were: Attorney Dan Gorman, Terry Dubey, Stenographer.

EXCUSED: Sandy Carnevale

Minutes of the meeting of 6-10-87 were approved on motion by Mr. Crandall, seconded by Mrs. Saunders. Carried.

PUBLIC HEARING - OAKRIDGE SUBDIVISION EXTENSION #7

Secretary George Danyluk read the following legal notice of Public Hearing on Oakridge Subdivision Extension #7:

**LEGAL NOTICE  
TOWN OF HAMBURG  
PLANNING BOARD  
APPROVAL OF SUBDIVISION PLOT  
KNOWN AS DRAUDT  
SUBDIVISION, EXT. #7**

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 24th day of June at 8:00 p.m. local time for the purpose of approving a 7 lot residential subdivision. This property is further described as follows:

**ALL THAT TRACT OR PARCEL OF LAND** situate in the Town of Hamburg, County of Erie and State of New York, being part of Lot Number 45, Township 9, Range 7 of the Holland Land Company's survey described as follows:

Beginning at the southwest corner of Lot No. 325 and on the northerly bounds of Oakridge Drive of Draudt Subdivision Extension No. 6, Map Cover 2459; thence N 59°-48'-24" W, along the northerly bounds of Oakridge Drive 65.00 feet to a point; thence S 30°-11'-36" W across Oakridge Drive, 70.00 feet to a point on the southerly bounds of said Oakridge Drive; thence S 59°-48'-24" E, along said southerly bounds, 25.00 feet to a point; thence S 30°-11'-36" W, 25.00 feet to a point; thence S 59°-48'-24" E 70.00 feet to a point in the westerly bounds of Lot No. 329 of Draudt Subdivision Extension No. 6, Map Cover 2459; thence S 30°-11'-36" W, continuing along the said westerly bounds of Lot 329, 110.00 feet to a point; thence southerly along a curve to the left having a radius of 25 feet, an arc distance of 23.18 feet to a point; thence S 42°-49'-44" E, 149.10 feet to a point; thence S 00°-04'-00" W, 171.01 feet to a point; said point being the northwest corner of Draudt Subdivision Extension 4, Map Cover 1946, said point also being the southwest corner of Miller L.8018 - P.71; thence S 89°-54'-00" W, along the south bounds of Draudt and Miller L.7521 - P.419, 452.76 feet to the southwest corner L.7521 - P. 419; thence N 00°-04'-00" E along the west bounds of L.7521 - P. 419, 933.00 feet to a point; thence S 89°-56'-00" E, 66.0 ± feet to the centerline of a stream; thence southeasterly along the centerline of the stream, 136 ± feet to a point on the west bounds of Oakridge Drive; thence N 00°-04'-21" E along said west bounds, 21 ± feet to a point; thence S 89°-55'-39"

E, along said bounds 15.00 feet to a point; thence N 00°-04'-21" E, along said west bounds, 124.83 feet to a point; thence S 89°-55'-39" E across Oakridge Drive, 70.00 feet to a point on the east bounds of Oakridge Drive; thence S 00°-04'-21" W, along said east bounds, 179.83 feet to a point; thence S 89°-55'-39" E, along said bounds, 12.00 feet to a point; thence S 00°-04'-21" W, along said east bounds, 27 ± feet to the centerline of a stream; thence southeasterly along the centerline of said stream, 294 ± feet to the northwest corner of Lot 325 of Draudt Subdivision Extension No. 6; Map Cover 2459; thence S 30°-11'-36" W along the westerly bounds of Lot 325, 223 ± feet to the point of beginning containing 8.469 acres more or less.

DATED: JUNE 11, 1987  
G. GERALD VALGORA, CHAIRMAN  
TOWN OF HAMBURG  
PLANNING BOARD  
6-18

6-24-87

OAKRIDGE SUBDIVISION (CONTINUED)

Chairman Valgora declared the hearing open. Messrs. Herb & Duane Draudt appeared and spoke in favor of their subdivision. In reviewing the Legal Description a correction will be required in the sub-lot numbering. It was also recommended that a revision date be placed on the next drawing.

Chairman Valgora asked three times if anyone wished to be hearing for or against the Subdivision. Hearing no opposition, the hearing was declared closed.

Motion was made by Mr. Danyluk, seconded by Mrs. Saunders to approve the preliminary subdivision plan implementing correction in sub-lot numbers and a revision date on the print. Carried.

HCK FURNITURE - SOUTH PARK & SOUTHWESTERN BLVD.

Mr. Henry Kearns appeared before the Planning Board with a revised site plan for his proposed furniture store to be located on South Park and Southwestern Blvd. Comments were received as follows:

PLANNING DEPT.

The sign must be a minimum of 5 feet back from the edge of the right-of-way and it appears to be only 4'. The zoning ordinance requires 5 off-street parking spaces and 29 are provided. The State must approve the driveway curb cut. The County must approve the septic tank. Since this is not near an intersection, an area location map would be helpful in locating the property. If the parking lot is to be lighted, this must be shown. The Conservation Board has signed off on this project as having no significant negative environmental impact. More landscaping than grass is desirable.

ENGINEERING - JACK GILBERT

Storm Sewer--show invert elevations. Show slope and length of lines. Relocate catch basin at west end of parking lot to line running to street, show diameter of lines. Location Plan--no idea where site is located. Parking bumpers--needed in each parking space unless you are going to curb edge of parking lot. Detail in upper right corner - Please label so we know what it is. Submit letter of approval for private system.

BUILDING INSPECTION, JACK LAUCHERT

Five parking spaces are required, and 27 are shown. Two parking spaces should be designated for the handicapped. The building entrance must be at grade. Roof drains should go to the storm sewer. Curbs should be located around the parking lot and lighting should be designated. A landscaping plan is required showing trees and shrubs. A road cut permit will be required by the State D.O.T. Since this bldg. has no sanitary sewers, the septic system should be approved by the Health Dept.

Motion was made by Mr. Crandall, seconded by Mr. Gaughan to approve the site plan contingent upon Planning, Engineering, Building Inspection and addition of more landscaping on the site. Carried.

6-24-87

CLIFFSIDE REZONING PETITION - REFERRED BY TOWN BOARD

Mr. Joe Cellura appeared before the Planning Board with a conceptual drawing for a rezoning of Cliffside Estates from C-1 to N-C. The proposal calls for 26 townhouses, 6 doubles and 14 singles. Based on current code requirements, there is a seating capacity for 100 which will be increased from 150 to 200 seats. Applicant was advised that more parking will be required. No further action has been taken until SEQRS have been processed.

JIM TAYLOR - MARINE BOAT SUPPLIES - CAMP ROAD

Mr. Jim Taylor appeared before the Planning Board with a sketch of a proposed 3200 s.f. building for marine supplies, on St. Francis Drive & Camp Roads. The following comments were received:

ENGINEERING - We need existing contours or elevations and proposed finished grades. Show elevation of pipe inverts. Show proof of state curb cut permit. Show curbing or parking bumpers at parking areas. Connect roof drains to ditch or storm sewer. Show structures on adjacent parcels or land. Show existing manhole on sanitary sewer.

PLANNING - Parking based on the requirement for "individual retail stores, 18 off-street parking spaces are required. I don't feel this type of retail use would generate that volume of business. The alternative would be "other principal uses" not otherwise enumerated" which would require 9 spaces. He has shown 18 spaces which includes 1 handicapped space. He has 5 parking spaces less than 10 feet from the property line. He needs a variance to park 10 feet back and those 5 spaces should be deleted. There is no indication of signage. No indication of parking lot lighting. I would like to see some permanent landscaping. A State curb cut permit is required. The EAF has not been logged in with the Town Clerk's office. The site is in a 100 year flood plain and will require a proper elevation of the building and permit from the Building Inspector. The site plan must have a professional seal.

Motion was made by Mr. Cary, seconded by Mr. Danyluk to forward the proposal to the Zoning Board with a favorable recommendation. Carried.

Motion to adjourn the meeting was made by Mr. Danyluk, seconded by Mr. Cary. Carried. Meeting adjourned at 9:30 p.m.

RESPECTFULLY SUBMITTED,

  
GEORGE DANYLUK, SECRETARY  
PLANNING BOARD

NEXT MEETING: JULY 15, 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. STEPHENSON

Town Attorney  
JEAN PETERSON

Town Clerk  
PATRICIA A. MEAD

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RICHARD A. SMITH

Receiver of Taxes  
ROBERT A. MARS

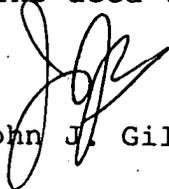
TO : Town Planning Board  
FROM: Town Engineer Gilbert  
DATE: 6-24-87  
SUBJ: SITE PLAN REVIEW  
Marine Boat Supplies on St. Francis Drive

Our review is based on a drawing dated 6/25/87.

- We need existing contours or elevations and proposed finished grades.
- Show elevation of pipe inverts.
- Show proof of state curb cut permit.
- Show curbing or parking bumpers at parking areas.
- Connect roof drains to ditch or storm sewer
- Show structures on adjacent parcels or land. Some of them are very close.
- Show existing manhole on sanitary sewer.
- Wanakah Water Company owns the waterlines in this area.

I am attaching our copy of the subject drawing with comments. Please return it with the revised copy. If we don't get it back we can't do another review.

Please furnish a copy of the deed to facilitate location of this parcel.

  
John J. Gilbert, Jr.

JJG, Jr./jnl

Att:

6-24-87

TO: PLANNING BOARD

FROM: PLANNING DEPT.

SUBJECT: Marine Boat Sales Site Plan - Jim Taylor St. Francis near  
Big Tree

1. Parking - Based on the requirement for "individual retail stores, 18 off-street parking spaces are required. I don't feel this type of retail use would generate that volume of business. The alternative would be "other principal uses not otherwise enumerated" which would require 9 spaces. He has shown 18 spaces which includes 1 handicapped space. He has 5 parking spaces less than 10 feet from the property line. He already needs a variance to park 10 feet back and those 5 spaces should be deleted.
2. No indication of signage--on building or free standing?
3. No indication of parking lot lighting--on building or free standing?
4. I would like to see some permanent landscaping.
5. A state curb cut permit is required.
6. The Environmental Assessment was not logged in with the Town Clerk until this morning and the Conservation Board has had no time for review.
7. The site is in a 100 year flood plain and will require a proper elevation of the building and permit from the Building Inspector.
8. The site plan must have a professional seal.

MEMO TO: Planning Board

FROM: Planning Dept.

SUBJECT: HCK Furniture Store Site Plan - Rt. 20 west of  
South Park

DATE: 6-24-87

1. The sign must be a minimum of 5 feet back from the edge of the right-of-way and it appears to be only 4 feet.
2. The zoning ordinance only requires 5 off-street parking spaces and 29 are provided.
3. The state must approve the driveway curb cut
4. The County must approve the septic tank.
5. Since this is not near an intersection, and area location map would be helpful in locating the property.
6. If the parking lot is to be lighted, this must be shown
7. The conservation board has signed off on this project as having no significant negative environmental impact.
8. More landscaping than grass

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Receiver of Taxes  
ROBERT A. MARS

TO : Town Planning Board  
FROM: Town Engineer Gilbert  
DATE: 6-24-87  
SUBJ: SITE PLAN REVIEW  
HCK Furniture Store

Following are our comments on the site plan dated 6/87.

#### Storm Sewer

- show invert elevations
- show slope and length of lines
- relocate catch basin at west end of parking lot to line running to street
- show diameter of lines

Location Plan - we have no idea where on Southwestern Blvd this site is located

Parking Bumpers - needed in each parking space unless you are going to curb edge of parking lot

Detail in upper right corner - Please label it so we know what it is. Submit letter or plan of approval by Erie County of this private system.

With next submittal have engineer return our plans with comments. If they are not returned we will not conduct further reviews.

  
John J. Gilbert, Jr

JJG,Jr./jnl

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June 22, 1987  
SITE PLAN REVIEW

TO: PLANNING BOARD  
RE: HCK FURNITURE STORE, SOUTHWESTERN BLVD.,  
NEAR SOUTH PARK AVE.

I reviewed the plans submitted and for the size of the proposed building, five parking spaces are required. The 35 ft. set back for the parking lot conforms to the code. Five spaces are required and there are 27 shown. Two of the parking spaces are required for the handicapped.

The building entrance must be at grade. The roof drains have to go to the storm sewer. I need the invert elevations for the storm sewer at the catch bases and the trench drain at the loading dock.

There should be curbs around the parking lot and parking lot lighting should be shown. The landscaping plan should be attached or shown on the plan showing trees and shrubs. The New York State D.O.T. has to be contacted for a road cut permit. A copy should be submitted before sight plan approval. Since this building has no sanitary sewers the septic system must be approved by The Erie County Health Department.

I hope this information is helpful and if I can be of any assistance, feel free to contact me.

Sincerely,

A handwritten signature in cursive script, appearing to read "John J. Lauchert".

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

JJL/km

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June 23, 1987

To: Planning Board  
Planning Board Director  
Town Attorney  
Town Board

Re: "Town of Hamburg Zoning Law of 1986"  
Effective 1/6/87

Dear Sirs,

At the request of many of our town citizens I feel that 29-162, Limitations On Obstructions in Required Open Spaces, should be revised. 29-162 B #4 should state "Detached accessory buildings shall not be permitted in the required front yard or in the front yard of existing residences. They should only be placed in the side or the rear of property, but not to infringe on the required side yard or rear yard. All proposed new constructions of Accessory building areas should not exceed 50% of existing building except in R.A." (This would restrict any proposed new constructions of accessory buildings to be placed in the front of existing buildings or residents).

I hope you will strongly consider this as revisions to our new code, chapter 29, adopted 1/6/87.

Sincerely,

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

JJL/kem

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

June 23, 1987

MEMO TO: Planning Board

FROM: Planning Dept.

SUBJECT: Jack Lauchert memo re: Accessory Structures

I feel that by implication accessory structures are to be placed to the rear of the principal structure, but I agree it is not so specifically stated.

My recommendation would be to add on to the definition of "Accessory Building or Structure" as follows....located on the same premises and to the rear of the main building."

I further feel that since the accessory building is incidental to the main building, it should be substantially less than one-half its size.

6-24-87

MEMO TO: Planning Board Attorney

Planning Board

FROM: Planning Dept.

SUBJECT: New Lakeview Post Office

They had been located in the hamlet area. It is too bad they didn't find a new location in the built-up hamlet area. This would provide better service to more people.

The site they have selected is zoned R-2. We don't address post offices in the zoning ordinance. Can a Federal building locate in any zone?

I feel we should ask for a site plan for building and parking setbacks as well as landscaping.



FILED IN THE  
TOWN CLERK'S OFFICE  
HAMBURG N.Y.

*Finance*

JUN 22 11 43 AM '87

UNITED STATES POSTAL SERVICE  
FACILITIES SERVICE CENTER  
REAL ESTATE DIVISION  
WINDSOR, CONNECTICUT 06096-6336 K

June 19, 1987

CERTIFIED MAIL NO. P. 430 123 853  
RETURN RECEIPT REQUESTED

Mr. Jack Quinn  
Supervisor, Town of Hamburg  
6100 S. Park Avenue  
Hamburg, NY 14075

Re: Lake View, NY.

Dear Mr. Quinn:

We are forwarding for your review, in consonance with the provisions of Part II of OMB Circular No. A-95, information on the following Postal Service project:

1. NAME OF FACILITY: Lake View, New York
2. LOCATION OF CONTROLLED SITE: Northwest corner Schoelkopf and Lakeview Roads, Lake View, NY.
3. PURPOSE: The purpose of this project is to provide a more efficient Postal operation and provide safe and adequate parking for both customers and employees.
4. SIZE OF BUILDING/SITE: 1,682 sq. ft./1.85 Acres
5. NUMBER OF EMPLOYEES: 5

The specific site described above has been selected for the development of the proposed facility.

Please contact us, if you need any additional information. We would appreciate any comments you may have within thirty (30) days.

Sincerely,

*Charles D. Pierce*

Charles D. Pierce, MAI  
Real Estate Specialist, Principal

From the Office of  
PAT MEAD  
Hamburg Town Clerk

Date 6/22/87

cc: *Tr Bl*  
*Legal*

RECEIVED  
JUN 22 1987  
TOWN OF HAMBURG  
SUPERVISOR'S OFFICE