

TOWN OF HAMBURG

PLANNING BOARD MINUTES

6-25-86

The Town of Hamburg Planning Board met in regular session on Wednesday, June 25th at 7:30 p.m. in the Planning Board room.

Members attending included: Chairman G. Gerald Valgora, George Danyluk, Richard Crandall, and Dennis Gaughan. Others present included: G. McKnight, Terry Dubey, and Daniel Gorman, Esq. EXCUSED: Mrs. Sally Saunders

Minutes of the meeting of 6-11-86 were approved on motion by Mr. Crandall, seconded by Mr. Danyluk. Carried.

PROFESSIONAL OFFICE BUILDING - DR. TODORO - 4017 LEGION DRIVE - ZONED R-C

Dr. Todoro appeared before the Planning Board on a proposed dwelling which is to be converted into a professional medical office on Legion Drive. The property is zoned R-C. Comments were received from Engineering, Building Inspection, and the Planning Dept. (See attachments). Dr. Todoro agreed to eliminate the first 3 parking spaces to avoid an appearance at the Zoning Board of Appeals.

NOW, THEREFORE BE IT RESOLVED That the Planning Board approve the site plan based on the following modifications:

1. An Environmental Assessment review is required.
2. Drawing requires a professional seal.
3. Site plan is to reflect drainage, sign location, designation of lighting.
4. Landscaping, bumper blocks, and a pavement cross-section should be indicated on the site plan
5. One handicapped parking space should be indicated.

Motion was made by Mr. Crandall, seconded by Mr. Danyluk. Carried.

BELL'S BAZAAR - SOUTH PARK AVENUE

Mr. Mike Archangel appeared before the Planning Board on the revision to the Bell's Supermarket located on South Park Avenue. The change is to reflect a 25,000 s.f. addition considered Phase II. A meeting was held with the Hamburg Central School to determine if an additional driveway should be considered. No action was taken as the School board will not be meeting for awhile. It was noted that the project should proceed as scheduled.

NOW, THEREFORE BE IT RESOLVED, that the Planning Board approve the site plan as presented reflecting the new addition. Motion was made by Mr. Danyluk, seconded by Mr. Gaughan. Carried.

TASSEFF SUBDIVISION - EAST EDEN ROAD NEAR BEAUBEIN DRIVE.

Mr. Michael Archangel appeared before the Planning Board with a sketch of the proposed Tasseff Subdivision. The rezoning petition from R-A to R-1 was dated 8-16-78. Mr. McKnight is to check to determine if The Tasseff Subdivision is exempt from the Environmental Assessment as the sketch plan was first presented on 6-13-79. A SEQR was requested at the time of submission.

WETSELL'S TOOL RENTAL- CAMP ROAD & NASH

Mr. Charles Wetsell appeared before the Planning Board for site plan review on a proposed tool rental shop to be located on Camp Rd. and Nash Road. Comments were received from Planning, Building Inspection, and Engineering. Revisions to the plan are required. Also, an Environmental Assessment is required, as well as a professional seal, cross-section of pavement, landscaping, bumper blocks, north arrow, utility lines indicated and outside lighting. A determination is also to be made on whether Zoning Board approval is necessary. Revised drawings to be made for the July 23rd meeting.

REZONING PETITION OF RICHARD IZZO - KNIGHT'S WAY

Planning Board members discussed the proposed rezoning petition of Richard Izzo for a multi-family development. This is a good use for the land. However, concern was expressed over the single access. A secondary road is considered essential for public health and safety. Motion was made by Mr. Gaughan, seconded by Mr. Danyluk to forward a letter to Mr. Izzo noting that no recommendation was made until the issue of another access has been addressed. Carried.

Motion was made by Mr. Crandall, seconded by Mr. Danyluk to reconvene to Executive Session on July 23rd, at 7:30 for the purpose of reviewing a draft ordinance. Carried. Meeting adjourned at 9:30 p.m.

RESPECTFULLY SUBMITTED,

  
GEORGE DANYLUK, SECRETARY

NEXT MEETING:

JULY 23, 1986

# 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 24, 1986

TO: Planning Board Members

RE: Professional Offices, Parking Lot, 4017 Legion Drive, R-C Zoning

In the parking area, are there curbs or bumpers? Under 29-91G, doctor and dentist offices are allowed eight spaces per doctor. Under 29-91H, other businesses and professional offices are allowed one space for every 175 Sq. Ft. Using the letter H, eight parking spaces would be required, in which one of those must be for the handicapped. It should also be noted that handicapped parking spaces must be  $12\frac{1}{2}$  x 20ft. Detail of paving on plan, more elevations for drainage.

This parking area would have to be approved by the Zoning Board Of Appeals, as it infringes upon the required set back for parking lots, which is covered under 29-101B(1). This was an existing occupied residential unit, now being changed to a professional building. Therefore, a ramp for accessibility for the handicapped is required. A copy of the flood floor plan of the existing building and a copy of the plan for the ramp where it is located should be shown on the plans. The plans should be stamped by a licensed architect or engineer.

Sincerely,

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

JJL/cac

# 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 25, 1986

TO: PLANNING BOARD

FROM: PLANNING DEPT.

SUBJECT: 4017 Legion Drive Professional Offices Site Plan

The area is zoned R-C which permits professional offices.

The applicant states that the building will be used for a one doctor medical office. Eight parking spaces are required and ten are provided.

1. An environmental assessment needs to be prepared.
2. Parking is shown ten feet from the edge of the right of way and will require a variance.
3. The building is less than the required forty foot setback but it is an existing structure.
4. The site plan needs a professional seal.
5. The site plan does not show how the storm drainage will be handled.
6. If there is to be a free-standing sign, its location must be shown.
7. If the parking lot is to be lighted, the location of these lights must be shown.
8. Landscaping should be proposed and shown.
9. A pavement cross-section should be shown.
10. Bumper blocks or curbing should be shown.

# 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 25, 1986

TO: TOWN OF HAMBURG PLANNING DEPT.

Engineering Department concurs with the  
*comments*  
Planning Dept. on the site plan for Wetsell and Dr. Todoro.

JACK GILBERT  
TOWN ENGINEER

# 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 25, 1986

MEMO TO: PLANNING BOARD

FROM: PLANNING DEPT.

SUBJECT: WETSELL & SON TOOL RENTAL AT NASH AND CAMP ROADS

1. The lot is zoned C-2 and the use is permitted.
2. Three parking spaces are required and provided.
3. A professional seal is required.
4. An environmental assessment is required.
5. A cross-section of parking lot paving needs to be shown.
6. The way the parking lot drainage is shown indicates that no curbing will be provided to protect the grassed area.
7. Landscaping should be shown.
8. A pedestrian walkway should be shown, including curbs or bumper blocks.
9. A north arrow should be shown.
10. Any outside lighting should be shown.
11. Utility lines should be shown.
12. Location of all signs should be shown.

# 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 24, 1986

TO: Planning Board Members

RE: Wetsell & Son Tool Rental, Corner of Camp and Nash Rd., C-2 Zoning

This 24 x 24 sq. ft. proposed concrete block building will have 576 sq. ft. in it. Based on 29-91E, three parking spaces are required for every 175 ft. of floor area. One of those spaces must be for the handicapped. This handicapped parking space must be 12½ x 20 ft.

Any detail of the parking lot should be listed on the site plan. The parking lot must be approved by the Zoning Board of Appeals, in which the application should be in my office before noon on Friday.

More elevation should be shown on the site plan to insure proper drainage to the ditch. Details of the curb should also be shown, along with profiles around the parking area.

Any plans for the construction of the building must conform to the New York State Uniform Fire Prevention And Building Code. An energy package will be required, since it will no doubt be a heated building, and therefore will need to be included with the plans. The outside walls must be of two hour rated construction, since it is a load bearing wall. Therefore, it required a two hour parapit. The plans should be stamped by a New York State licensed architect or engineer. When the plans are completed, and all of the specifications are listed, I would appreciate it a copy would be sent to me.

Sincerely,

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

JJL/kmm

# 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 25, 1986

MEMO TO THE PLANNING BOARD

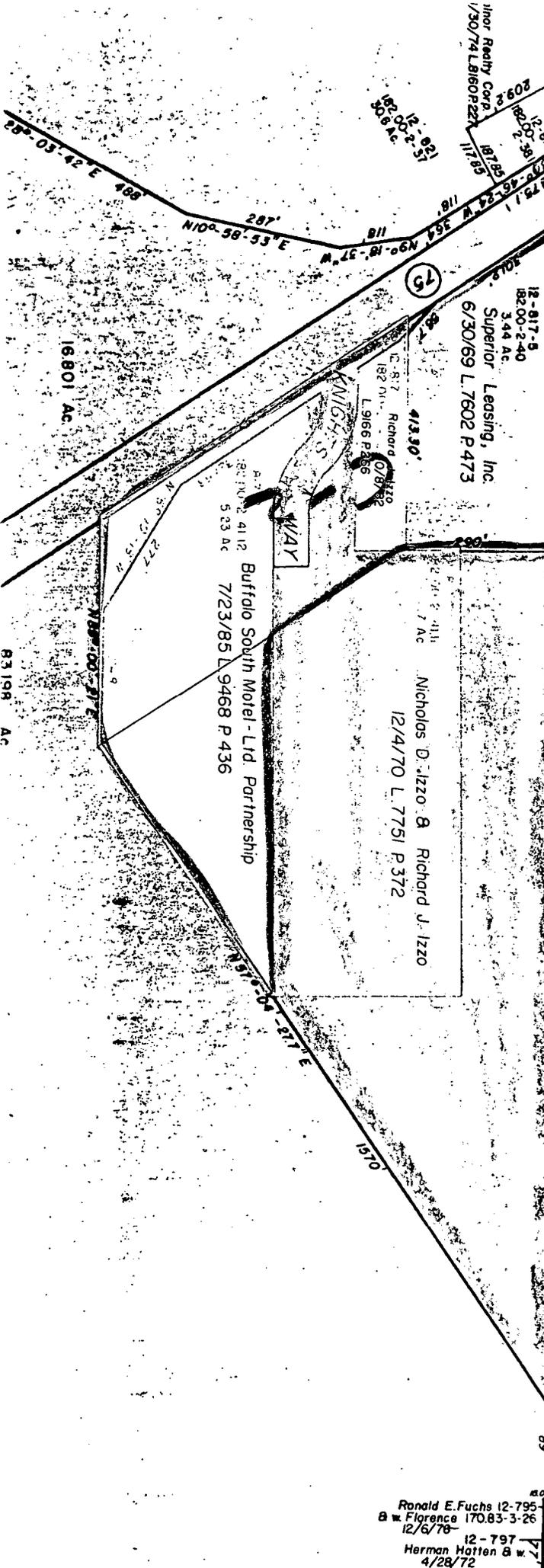
FROM: George McKnight

SUBJECT: Proposed Izzo Rezoning - Camp Rd. by Knights Inn

The applicant proposes to build a multi-family development on the area where the rezoning is requested. The type, style and density of the development has not yet been determined.

I was told that the applicant's purpose was to provide a residential buffer between the Knights Inn and the Carnegie single family development.

One of my concerns is the single access to this entire area. Whether an additional road by Superior Pontiac or the car wash.



101	1606	1613
102	1622	1614
103	1623	1609
104	1624	1610
105	1625	1611
106	1626	1612
107	1627	1613
108	1628	1614
109	1629	1615
110	1630	1616
111	1631	1617
112	1632	1618
113	1633	1619
114	1634	1620
115	1635	1621
116	1636	1622
117	1637	1623
118	1638	1624
119	1639	1625
120	1640	1626
121	1641	1627
122	1642	1628
123	1643	1629
124	1644	1630
125	1645	1631
126	1646	1632
127	1647	1633
128	1648	1634
129	1649	1635
130	1650	1636
131	1651	1637
132	1652	1638
133	1653	1639
134	1654	1640
135	1655	1641
136	1656	1642
137	1657	1643
138	1658	1644
139	1659	1645
140	1660	1646
141	1661	1647
142	1662	1648
143	1663	1649
144	1664	1650
145	1665	1651
146	1666	1652
147	1667	1653
148	1668	1654
149	1669	1655
150	1670	1656
151	1671	1657
152	1672	1658
153	1673	1659
154	1674	1660
155	1675	1661
156	1676	1662
157	1677	1663
158	1678	1664
159	1679	1665
160	1680	1666
161	1681	1667
162	1682	1668
163	1683	1669
164	1684	1670
165	1685	1671
166	1686	1672
167	1687	1673
168	1688	1674
169	1689	1675
170	1690	1676
171	1691	1677
172	1692	1678
173	1693	1679
174	1694	1680
175	1695	1681
176	1696	1682
177	1697	1683
178	1698	1684
179	1699	1685
180	1700	1686
181	1701	1687
182	1702	1688
183	1703	1689
184	1704	1690
185	1705	1691
186	1706	1692
187	1707	1693
188	1708	1694
189	1709	1695
190	1710	1696
191	1711	1697
192	1712	1698
193	1713	1699
194	1714	1700
195	1715	1701
196	1716	1702
197	1717	1703
198	1718	1704
199	1719	1705
200	1720	1706
201	1721	1707
202	1722	1708
203	1723	1709
204	1724	1710
205	1725	1711
206	1726	1712
207	1727	1713
208	1728	1714
209	1729	1715
210	1730	1716
211	1731	1717
212	1732	1718
213	1733	1719
214	1734	1720
215	1735	1721
216	1736	1722
217	1737	1723
218	1738	1724
219	1739	1725
220	1740	1726
221	1741	1727
222	1742	1728
223	1743	1729
224	1744	1730
225	1745	1731
226	1746	1732
227	1747	1733
228	1748	1734
229	1749	1735
230	1750	1736
231	1751	1737
232	1752	1738
233	1753	1739
234	1754	1740
235	1755	1741
236	1756	1742
237	1757	1743
238	1758	1744
239	1759	1745
240	1760	1746
241	1761	1747
242	1762	1748
243	1763	1749
244	1764	1750
245	1765	1751
246	1766	1752
247	1767	1753
248	1768	1754
249	1769	1755
250	1770	1756
251	1771	1757
252	1772	1758
253	1773	1759
254	1774	1760
255	1775	1761
256	1776	1762
257	1777	1763
258	1778	1764
259	1779	1765
260	1780	1766
261	1781	1767
262	1782	1768
263	1783	1769
264	1784	1770
265	1785	1771
266	1786	1772
267	1787	1773
268	1788	1774
269	1789	1775
270	1790	1776
271	1791	1777
272	1792	1778
273	1793	1779
274	1794	1780
275	1795	1781
276	1796	1782
277	1797	1783
278	1798	1784
279	1799	1785
280	1800	1786
281	1801	1787
282	1802	1788
283	1803	1789
284	1804	1790
285	1805	1791
286	1806	1792
287	1807	1793
288	1808	1794
289	1809	1795
290	1810	1796
291	1811	1797
292	1812	1798
293	1813	1799
294	1814	1800
295	1815	1801
296	1816	1802
297	1817	1803
298	1818	1804
299	1819	1805
300	1820	1806
301	1821	1807
302	1822	1808
303	1823	1809
304	1824	1810
305	1825	1811
306	1826	1812
307	1827	1813
308	1828	1814
309	1829	1815
310	1830	1816
311	1831	1817
312	1832	1818
313	1833	1819
314	1834	1820
315	1835	1821
316	1836	1822
317	1837	1823
318	1838	1824
319	1839	1825
320	1840	1826
321	1841	1827
322	1842	1828
323	1843	1829
324	1844	1830
325	1845	1831
326	1846	1832
327	1847	1833
328	1848	1834
329	1849	1835
330	1850	1836
331	1851	1837
332	1852	1838
333	1853	1839
334	1854	1840
335	1855	1841
336	1856	1842
337	1857	1843
338	1858	1844
339	1859	1845
340	1860	1846
341	1861	1847
342	1862	1848
343	1863	1849
344	1864	1850
345	1865	1851
346	1866	1852
347	1867	1853
348	1868	1854
349	1869	1855
350	1870	1856
351	1871	1857
352	1872	1858
353	1873	1859
354	1874	1860
355	1875	1861
356	1876	1862
357	1877	1863
358	1878	1864
359	1879	1865
360	1880	1866
361	1881	1867
362	1882	1868
363	1883	1869
364	1884	1870
365	1885	1871
366	1886	1872
367	1887	1873
368	1888	1874
369	1889	1875
370	1890	1876
371	1891	1877
372	1892	1878
373	1893	1879
374	1894	1880
375	1895	1881
376	1896	1882
377	1897	1883
378	1898	1884
379	1899	1885
380	1900	1886
381	1901	1887
382	1902	1888
383	1903	1889
384	1904	1890
385	1905	1891
386	1906	1892
387	1907	1893
388	1908	1894
389	1909	1895
390	1910	1896
391	1911	1897
392	1912	1898
393	1913	1899
394	1914	1900
395	1915	1901
396	1916	1902
397	1917	1903
398	1918	1904
399	1919	1905
400	1920	1906
401	1921	1907
402	1922	1908
403	1923	1909
404	1924	1910
405	1925	1911
406	1926	1912
407	1927	1913
408	1928	1914
409	1929	1915
410	1930	1916
411	1931	1917
412	1932	1918
413	1933	1919
414	1934	1920
415	1935	1921
416	1936	1922
417	1937	1923
418	1938	1924
419	1939	1925
420	1940	1926
421	1941	1927
422	1942	1928
423	1943	1929
424	1944	1930
425	1945	1931
426	1946	1932
427	1947	1933
428	1948	1934
429	1949	1935
430	1950	1936
431	1951	1937
432	1952	1938
433	1953	1939
434	1954	1940
435	1955	1941
436	1956	1942
437	1957	1943
438	1958	1944
439	1959	1945
440	1960	1946
441	1961	1947
442	1962	1948
443	1963	1949
444	1964	1950
445	1965	1951
446	1966	1952
447	1967	1953
448	1968	1954
449	1969	1955
450	1970	1956
451	1971	1957
452	1972	1958
453	1973	1959
454	1974	1960
455	1975	1961
456	1976	1962
457	1977	1963
458	1978	1964
459	1979	1965
460	1980	1966
461	1981	1967
462	1982	1968
463	1983	1969
464	1984	1970
465	1985	1971
466	1986	1972
467	1987	1973
468	1988	1974
469	1989	1975
470	1990	1976
471	1991	1977
472	1992	1978
473	1993	1979
474	1994	1980
475	1995	1981
476	1996	1982
477	1997	1983
478	1998	1984
479	1999	1985
480	2000	1986

2901	2601	2608
2902	2602	2609
2903	2603	2610
2904	2604	2611
2905	2605	2612
2906	2606	2613
2907	2607	2614
2908	2608	2615
2909	2609	2616
291		

# 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 26, 1986

Mr. Joseph Latona  
Latona Associates  
C/O 231 Union St.  
Hamburg, New York 14075

SUBJECT: Izzo Rezoning - Camp Road and Knights Way

Gentlemen:

The Planning Board discussed the proposed rezoning of the Richard Izzo property on Camp Road and Knight's Way. The Planning Board has no problem with the proposed multi-family residential use of the property but the board felt that no recommendation can be submitted to the Town Board as there is a safety concern with only one point of access where there should be two.

Would you please discuss the matter with your client and get in touch with the Town of Hamburg Planning Dept. at your earliest convenience. The next Planning Board meeting is scheduled for July 23, 1986.

Sincerely,

TOWN OF HAMBURG PLANNING BOARD

*G. Gerald Valgona*  
G. Gerald Valgona, 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 26, 1986

TO: ALL TOWN OF HAMBURG PLANNING BOARD MEMBERS

The next regular meeting of the Town of Hamburg Planning Board is scheduled for July 23rd at 7:30 p.m.

*G. Gerald Valgora*  
G. GERALD VALGORA, CHAIRMAN

# 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 25, 1986

MEMO TO: PLANNING BOARD

FROM: PLANNING DEPT.

SUBJECT: WETSELL & SON TOOL RENTAL AT NASH AND CAMP ROADS

1. The lot is zoned C-2 and the use is permitted.
2. Three parking spaces are required and provided.
3. A professional seal is required.
4. An environmental assessment is required.
5. A cross-section of parking lottpaving needs to be shown.
6. The way the parking lot drainage is shown indicates that no curbing will be provided to protect the grassed area.
7. Landscaping should be shown.
8. A pedestrian walkway should be shown, including curbs or bumper blocks.
9. A north arrow should be shown.
10. Any outside lighting should be shown.
11. Utility lines should be shown.
12. Location of all signs should be shown.

# 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 25, 1986

TO: PLANNING BOARD

FROM: PLANNING DEPT.

SUBJECT: 4017 Legion Drive Professional Offices Site Plan

The area is zoned R-C which permits professional offices.

The applicant states that the building will be used for a one doctor medical office. Eight parking spaces are required and ten are provided.

1. An environmental assessment needs to be prepared.
2. Parking is shown ten feet from the edge of the right of way and will require a variance.
3. The building is less than the required forty foot setback but it is an existing structure.
4. The site plan needs a professional seal.
5. The site plan does not show how the storm drainage will be handled.
6. If there is to be a free-standing sign, its location must be shown.
7. If the parking lot is to be lighted, the location of these lights must be shown.
8. Landscaping should be proposed and shown.
9. A pavement cross-section should be shown.
10. Bumper blocks or curbing should be shown.

# 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 24, 1986

TO: Planning Board Members

RE: Wetsell & Son Tool Rental, Corner of Camp and Nash Rd., C-2 Zoning

This 24 x 24 sq. ft. proposed concrete block building will have 576 sq. ft. in it. Based on 29-91E, three parking spaces are required for every 175 ft. of floor area. One of those spaces must be for the handicapped. This handicapped parking space must be 12½ x 20 ft.

Any detail of the parking lot should be listed on the site plan. The parking lot must be approved by the Zoning Board of Appeals, in which the application should be in my office before noon on Friday.

More elevation should be shown on the site plan to insure proper drainage to the ditch. Details of the curb should also be shown, along with profiles around the parking area.

Any plans for the construction of the building must conform to the New York State Uniform Fire Prevention And Building Code. An energy package will be required, since it will no doubt be a heated building, and therefore will need to be included with the plans. The outside walls must be of two hour rated construction, since it is a load bearing wall. Therefore, it required a two hour parapit. The plans should be stamped by a New York State licensed architect or engineer. When the plans are completed, and all of the specifications are listed, I would appreciate it a copy would be sent to me.

Sincerely,

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

JJL/kmm

# 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 24, 1986

TO: Planning Board Members

RE: Professional Offices, Parking Lot, 4017 Legion Drive, R-C Zoning

In the parking area, are there curbs or bumpers? Under 29-91G, doctor and dentist offices are allowed eight spaces per doctor. Under 29-91H, other businesses and professional offices are allowed one space for every 175 Sq. Ft. Using the letter H, eight parking spaces would be required, in which one of those must be for the handicapped. It should also be noted that handicapped parking spaces must be 12½ x 20ft. Detail of paving on plan, more elevations for drainage.

This parking area would have to be approved by the Zoning Board Of Appeals, as it infringes upon the required set back for parking lots, which is covered under 29-101B(1). This was an existing occupied residential unit, now being changed to a professional building. Therefore, a ramp for accessibility for the handicapped is required. A copy of the flood floor plan of the existing building and a copy of the plan for the ramp where it is located should be shown on the plans. The plans should be stamped by a licensed architect or engineer.

Sincerely,

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

JJL/cac