

TOWN OF HAMBURG
PLANNING BOARD MINUTES
6-28-89

The Town of Hamburg Planning Board met in regular session on Wednesday, June 28th, 1989 in Hamburg Town Hall. Those attending included Vice Chairman Elgin Cary, Secretary Gerard Koenig, Sandy Carnevale, Dennis Gaughan, David Phillips, and Steve Strnad. Others attending included George McKnight, Dan Gorman, Attorney, and Terry Dubey, Stenographer.

EXCUSED: Richard Crandall

Minutes of the meeting of 6-14-89 were approved as amended by Mr. Phillips, seconded by Mr. Carnevale. Carried.

EXECUTIVE SESSION:

Meetings for the summer months were designated as follows:

July 26th, 1989 - 7:30 p.m.
August 16th, 1989 - 7:30 p.m.

Mr. Ron Hayes of the Hamburg Development Corp. appeared before the board with a proposed Commercial Building Renovation Program which they plan on implementing in the Town. Input from the Planning Board is being sought in an attempt to alleviate some of the blight areas that exist within the Township. The program will be also open to both villages. Target areas need to be identified. The Commercial Building Renovation program is designed to provide an incentive for private commercial property owners and lease tenants to improve their building structure and coordinate private and public improvements and rehabilitation efforts.

The Planning Board has been asked to submit their recommendations for the next meeting. Vice-Chairman Elgin Cary noted that the concentration should be made at the entrances to the Town, namely Camp Road, South Park, the Lake Shore area, Woodlawn, etc.

REZONING REQUEST OF TIMOTHY GAREY AND OWNER OF BLASDELL PIZZERIA
=====

Mr. Timothy Garey and the owner of the Blasdell Pizzeria appeared again before the Planning Board on a proposed rezoning petition for a pizzeria to be located on Southwestern Blvd. next to Chandy's and Uncle Joe's. The application was tied in before with the proposed extension of a C-2 zone which was recommended in March of this year. With the influx of rezonings that have come before the Town Board, the proposal for rezoning that strip was denied. Messrs. Varisco and Garey are trying the proposal again on their own.

Motion was made by Mr. Koenig, seconded by Mr. Carnevale to forward a favorable recommendation to the Town Board for the rezoning from R-2 to C-1 for the following reasons:

1. This is a logical extension of a C zone.
2. The vacant parcel abuts a C-2 zone.
3. There are 7 commercial properties along Southwestern Blvd. at that point. The parcel is situated between two commercial areas.

Carried.

PLANNING BOARD MINUTES

6-28-89

PAGE 2

=====
CHIP SPITTLER AND MR. TRZEPACZ - STORAGE BUILDING AT 1950 LAKEVIEW ROAD -
M-2 LIGHT INDUSTRIAL ZONE - HYDRAULIC REPAIR
=====

Messrs. Spittler and Trzepacz appeared before the Planning Board with a site plan for a proposed hydraulic repair storage building to be located at 1950 Lakeview Road. Mr. Spittler owns the land which is close to the railroad tracks near the Lakeview Hotel. He would lease the property to Mr. Trzepacz who needs a different location for his hydraulics repair business. The rezoning was denied at the Town Board level. Applicant was advised that the zoning is proper for this type of use and will need to follow the development check list and file a SEQ. Elevations are required as well as designation of parking spaces. The plan will also need a professional seal. Mr. McKnight is to discuss the site plan with Mr. Lauchert, as Mr. Trzepacz needs to be relocated soon.

Motion was made by Mr. Koenig, seconded by Mr. Carnevale to have the Chairman sign the site plan if all items have been addressed by the next meeting. Carried.

=====
ABBOTT PINES SUBDIVISION - BACKS UP TO KNAB DRIVE SUBDIVISION
=====

Messrs. Fran Igoe and Joe Almeida appeared before the Planning Board for an informational session on a proposed subdivision of 22 acres of land off Abbott Road. At the present time the zoning is R-A and they will need a zoning change to R-1. Approximately 57 sub lots are proposed. Utilities need to be extended from Knab Drive. The property is surrounded by R-1 zoning. Comments were received as follows:

PLANNING: - This is an R-A district which is intended to be rezoned as an R-1 District for a subdivision development and:

1. Reverse lot frontage recommended for Abbott Rd.
2. Submission of plan to Recreation Dept. for recommendation on recreation area or payment in lieu.
3. There is a paper street from the Knab Drive Subdivision that abuts this parcel.

ENGINEERING:

1. Add Lillydale St. and the sublots on Lillydale adjoining the proposed site.
2. A street right-of-way off Lillydale is reserved and should be connected to the proposed site.
3. The minimum centerline of pavement radius is 150'. Revise as required. Show the radius on the plan.
4. Lot lines on a curve are to be radial. Show "RADIAL" on all such lot lines.
5. The cul-de-sac should be extended 120'+ so that the lots now facing Abbott are eliminated. A berm with plantings is to be shown along Abbott.
6. All lots with double frontage are to be shown without access to Abbott.
7. The Water District must be extended to serve the parcel.
8. The sanitary sewers will be in the Armor McKinley extension to Erie County Sewer Dist. 3.

All comments must be addressed for approval.

PLANNING BOARD MINUTES

6-28-89

PAGE 3

=====

ABBOTT	PINES	SUBDIVISION	(CONTINUED)
--------	-------	-------------	-------------

=====

Planning Board looks favorably upon the proposal. Applicant was advised to proceed with the rezoning petition process.

=====

CURT'S STOP IN - 3375 LAKE SHORE ROAD - PROPOSED EXPANSION OF TOM VIZZINI

=====

Mr. Tom Vizzini appeared before the Planning Board on the proposed expansion intended Curt's which will be changed to Willie's Pumphouse and Filling Station located at 3375 Lake Shore Road. Comments from Planning are as follows:

The owners of Curt's has also acquired the building at the corner of Route 5 and 7th St. which most recently was a bait shop. The former bait shop is to be a family site down restaurant and Curt's will remain a fast food grill. There is not much to evaluate on this plan as the buildings are there and there will be interior renovations. The site plan needs a professional seal. The plan also shows parking in the public right-of-way. The Planning Board can approve the site plan contingent on approval by the N. Y. S. D. O. T. on parking on their right-of-way (which has been done for years.)

Building Inspection - Parking spaces are in the right of way and will require Zoning Board approval. I will need a copy of the floor plan of the existing restaurant.

Mr. Vizzini stated that he will get drawings with a professional seal and has been to Albany on getting permission to park in the right-of-way. He also advised that there is a seating capacity of 25 to 30 people. An arrangement has also been made with the neighbors to use valet parking and he will gain 10 more spaces for parking.

Motion was made by Mr. Strnad, seconded by Mr. Gaughan to approve the site contingent upon approval and a letter from the State D. O. T. stating that approval has been given for the parking; that he has the ability to gain 10 extra parking spaces from his neighbors; that the site plan be revised and that there is a better definition of traffic flow for ingress and egress. Carried. Site plan is to be approved and reviewed by the Director of Planning.

=====

ALONZO RETAIL BUILDING ADJACENT TO HILLS AND DINNER BELLE ON CAMP ROAD

=====

-BENDERSON
DEV. CORP.

Mr. Bob Alonzo appeared before the Planning Board for site plan review on the proposed Alonzo retail building which is to be located next to Hills on Camp Road.

BUILDING INSPECTION: This revised plan still shows the 20' driveway north of the proposed retail building with a dumpster on the west side. Plan C-3 does not show where storm drainage will go. The new building will hide the Dinner Belle. Adequate parking on this site must be provided.

ENGINEERING: 1.2 - New curbing is to be shown at the entrance island around the plantings at the southeast corner of the building.

2.2 Provide for drainage at the first four (4) parking spaces

PLANNING BOARD MINUTES

6-28-89

PAGE 4

ALONZO RETAIL BUILDING (CONTINUED)

Engineering Comments continued: facing Camp Road.

3.2 The landscape plan shows trees along the north line while the drainage plan shows a swale and fill area. Revise swale detail A-A on C-3 as required to show how this works.

5.2 Show the size of the existing sanitary sewer line along Camp Rd. Permission from the Southtowns Sewer Agency must be obtained to tap the trunk line. Note this on the plan.

6.2 Specify S.D.R. 35 p.v.c. for the roof drains. All comments are to be addressed for approval.

A letter was also addressed to the Planning Board from Mr. Alonzo asking if Planning Board approval could be conceptually given after the Zoning Board approval as there is only one meeting in July.

Motion was made by Mr. Gaughan, seconded by Mr. Strnad to reject the site plan as presented for submission to the Zoning Board of Appeals with no recommendation. Carried.

Also conditional site plan approval is to be given after the variances have been granted and that they are reviewed and approvable by Mr. Mr.McKnight.

=====

BETHFORD TIRE AND AUTO -4470 LAKE AVENUE - CANOPY CHANGE AND ADDITION

=====

Mr. Fred Kuntz appeared before the Planning Board on a proposed renovation for the gas station which is located at 4470 Lake Avenue. An application has been made for the Zoning Board on the front yard setback. Comments were also received from Engineering which are:

A previous site plan for the site in 1986 was never approved.

1. The last plan showed additional catch basins to be installed. They are not shown on the present plan.
2. The existing parking and blacktop in the northeast corner was last shown as grass landscape.
3. The proposed canopy drain line must show the size and material of the pipe proposed. The catch basin the drain line is connected to was not shown on the previous plan. Elevations and sizes are required for it, if it is existing or proposed. We also question the outlet of the catch basin to the west.

Motion was made by Mr. Gaughan to reject the site plan as presented for submission to the Zoning Board of Appeals for the two buildings; that the canopy proposed is too close to the road and the two buildings are too close to the right-of-way. The recommendation to the Zoning Board is favorable. Site plan approval is contingent upon implementation of changes as suggested by the Building Inspection Dept. and Engineering. County curb cut permit is also required; and seconded by Mr. Carnevale. Carried. Mr. McKnight to review site plan before sign off.

=====

TOWN HALL PLAZA - SOUTH PARK AVENUE - MINI STORAGE & AUTO MALL

Mr. Bob Alonzo of Benderson Development appeared before the Planning Board on the proposed auto-mall facility and storage warehouse area next to the Town Hall Plaza. Changes were requested from Building Inspection and the Town Engineering Dept. Comments from Engineering are as follows: 1.2 A right turn lane (decelerating off South Park) is to be added to the entrance. Show handicap ramps on the sidewalk at the entrance. Extend the walk to the north line of the developed parcel (to the end of the plantings). 3.2 Proof of concept approval must be obtained from the state prior to Town approval. 4.2 We have not received revised drainage calculations. The pond outflow pipe on the plan shows two different sizes. 8" R.C.P. pipe is not made in this area. The design engineer should review his calculations on these items and revise as necessary. We are available to discuss them in more detail. 5.2 A concrete spillway is shown for the pond. Provide a better detail and elevation for the spillway. 7.2 Show the sanitary sewer connection to the building. Provide a profile and show all elevations on the plan. Add the Town standard sanitary trench and manhole details to the plan. Why is a 10" sewer being installed? 13.2 The hydrant locations should be approved by the Scranton Fire Company. 16.2 Two (2) six (6) foot gates should be noted on C-2 17.2 The swale arrows have to be added and revised along the south line.

Application has been made to the Board of Appeals for a parking setback. Motion was made by Mr. Phillips, seconded by Mr. Koenig to reject the site plan as presented for referral to the Zoning Board. Carried.

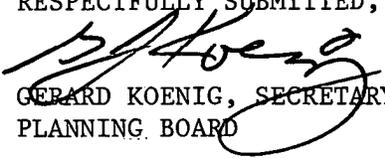
NATIVE AMERICAN HARDWOODS - 6570 GOWANDA STATE RD. THOMAS JOHNSTON

The prospective owner of Native American Hardwoods appeared before the Planning Board on a site which was once Blossom Hardware located at 6570 Gowanda State Rd. The operation consists of selling hardwoods on a retail basis and surfacing woods. This is not a processing or saw mill operation. They will store some lumber in bins outside. It was explained that many of the hardwoods are shipped via UPS. Board members felt that this proposal is in keeping within the confines of the C-1 zoning district and the addition is so minor that a site plan is not necessary.

Motion was made by Mr. Koenig, seconded by Mr. Phillips to approve the site for the hardwood operation. Carried. Abstained: S. Carnevale.

Motion was made to adjourn the meeting by Mr. Phillips, seconded by Mr. Koenig. Carried.

RESPECTFULLY SUBMITTED,


GERARD KOENIG, SECRETARY
PLANNING BOARD

NEXT MEETING: JULY 26, 1989
7:30 P.M.

LEGAL NOTICE

TOWN OF HAMBURG
PLANNING BOARD

Pursuant to Section 29-196.3 of the Zoning Ordinance, notice is hereby given that the Planning Board will hold a Public Hearing on July 26th, at 8:00 p.m. to consider the following:

Liborio Butera for a Satellite Dish Antenna to be located on Part of Lot 36, T-9, R-8, 3451 Dickens Road.

Public Hearing will be held in the Planning Board room in Hamburg Town Hall, S-6100 South Park Avenue, Hamburg, N. Y.

TOWN OF HAMBURG PLANNING BOARD

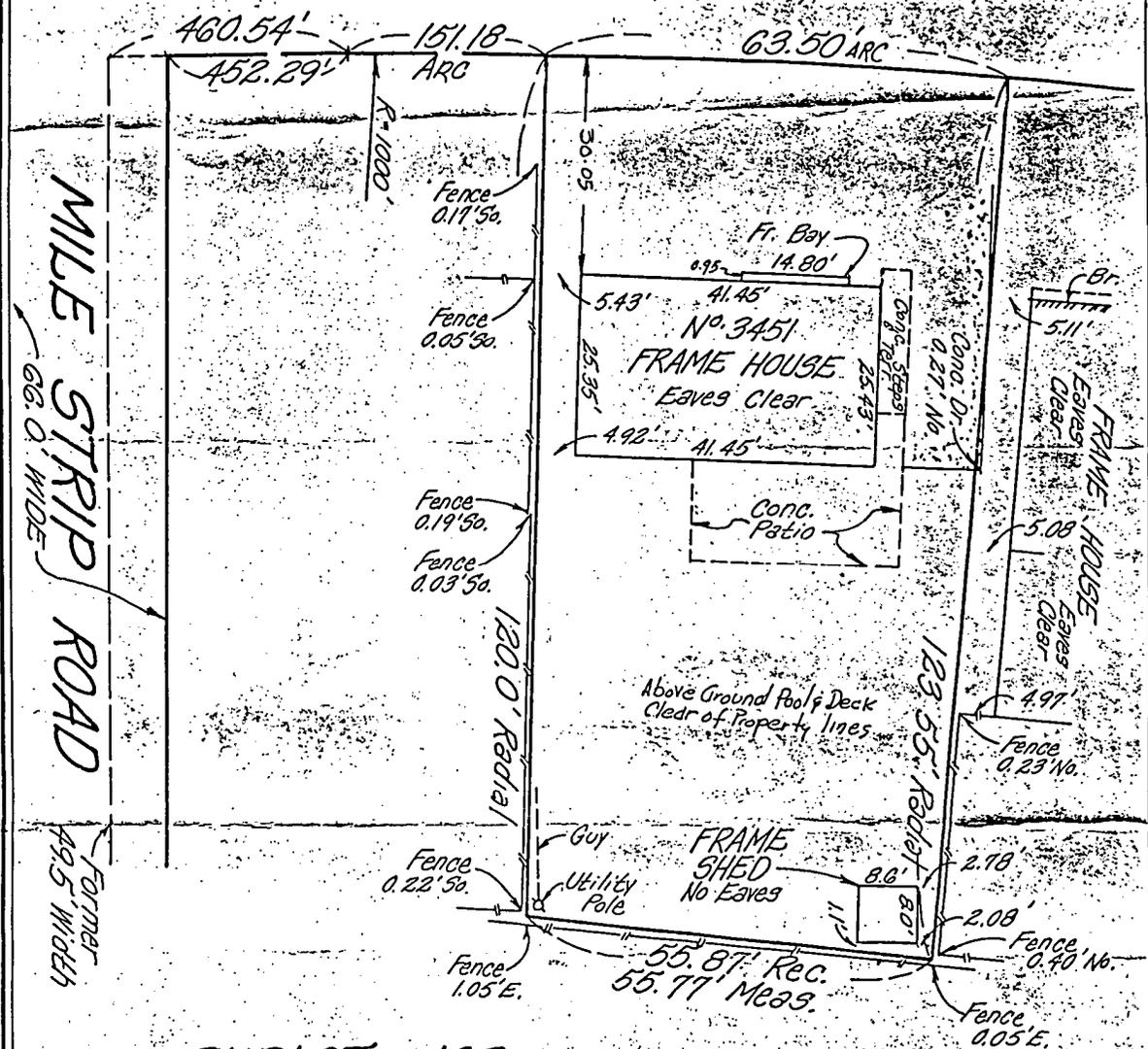
RICHARD CRANDALL, CHAIRMAN

GERARD KOENIG, SECRETARY

DATED: June 19, 1989

DICKENS ROAD

60.0' WIDE



SUBLOT 103
 COVER 1976
 PART OF LOT 36, T.10, R.7
 TOWN OF HAMBURG
 ERIE CO., NEW YORK

RAY L. SONNENBERGER
 LAND SURVEYOR
 N.Y.S. LIC. NO. 038193
 BUFFALO, N.Y.

SCALE 1" = 20' DATE Sept. 30, 1986
 SHEET 60204 NO. 86-1484

This map void unless EMBOSSED with
 New York State Licensed Land Surveyor's
 Seal No. 038193

Altering any item on this map is in violation of
 the law, excepting as provided in Section 7209,
 Part 2 of the New York State Education Law.

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

June 26, 1989

TO WHOM IT MAY CONCERN:

Please be advised that Mr. Richard Brox appeared before the Town of Hamburg Planning Board on a Subdivision entitled Rushcreek Subdivision. A public hearing was held on 5-24-89 and the applicant was advised to proceed to final with the resolution of parkland and traffic concerns.

Mr. Brox was advised to proceed to final on 6-14-89. Minutes of that meeting are attached.

Sincerely,

TOWN OF HAMBURG PLANNING DEPT.

George McKnight
George McKnight, Director

GM:tad

Attachment

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

June 29, 1989

TO: The Town Board

FROM: The Planning Board

SUBJECT: Rezoning Petition of Timothy Gary and Mr. Varisco to construct another facility for Blasdell Pizzeria on Southwestern Blvd. Rezoning change is from R-2 to C-1.

At the Planning Board meeting held on 6-28-89, the following favorable recommendation is being made for the rezoning petition for Blasdell Pizzeria from R-2 to C-1 on Southwestern Blvd.

Motion was made by Mr. Koenig, seconded by Mr. Carnevale to favor the rezoning for the following reasons:

1. This is a logical extension of a C zone.
2. The vacant parcel abuts the C-2 zone area.
3. There are 7 commercial properties already located on Southwestern Blvd. at this point. The parcel is situated between two commercial areas. Carried.

Sincerely,

TOWN OF HAMBURG PLANNING BOARD

Elgin Cary
Elgin Cary, Vice-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 29, 1989

RESOLVED, The Town Board schedule a Public Hearing for the rezoning petition of Messrs. Garey and Varisco for the Aug.14 meeting.

Time of hearing to be set for: 7:00 p.m.