

**Town of Hamburg
Planning Board Meeting
July 6, 2005**

The Town of Hamburg Planning Board met for a Work Session in the Conference Room at S-6122 South Park Avenue on Wednesday, July 6th at 7:30 p.m. in Room 7B of Hamburg Town Hall. Those attending included: Chairman Gerard Koenig, Vice-Chairman David Phillips, Secretary Paul Eustace, Karen Rogers, Bob Reynolds, Steve McCabe. Others attending included: Drew Reilly, Attorney Michael Fruth, Attorney Don McKenna, and Terry Dubey, Stenographer.

Autumnview Additional Driveway - Southwestern Blvd.

Lee Ann Johnson, Engineer for the Autumnview project, appeared before the Planning Board with a request for a modification to their site plan addition on Southwestern Blvd. They would like to add another driveway for busses and construction deliveries. The main reason is to accommodate the bus route and turn arounds. At the present time, it is difficult for busses to get back in and out. Initially, it would be a gravel road and then a permanent drive.

Rick Lardo of Engineering would like to know if the drive cuts from across the street will match this one.

Ron Klimowicz, of Big Tree, noted that they will be coming from the opposite direction. New construction is to take place on Southwestern Boulevard, which will include 5-1/2 lanes with a 1-1/2 center turn lane. Mr. Reilly noted that he would like Tim Ellis of Traffic Safety to take a look at the proposed site plan.

Mr. Klimowicz asked about a wall fire hydrant for the back. Ms. Johnson is to discuss the matter with him.

South Park Garage - South Park Near the Thruway Overpass

Drew Reilly informed the board that he is commenting on a new drawing. The building is slightly smaller with parking on the north side. More work is needed. Parking has been designated to the north of the homeowner. He would like to make that smaller to 35' with heavy landscaping, and no parking in the front. Also, the house next door should be located on the map. The first five parking spaces should be eliminated with 30' of green space. Though the size of the building has been reduced, there is still room for double bays. One bay should be eliminated to make for a shorter building. Four bays should be sufficient for this size lot. Twelve parking spaces will be needed. The Department of Health is to be contacted on the septic system. The aesthetics of the building needs work. The Health Department also wants to witness the perc tests. Mr. Reilly was advised that the Army Corps of Engineers is signing off on the wetland issue. Drainage is still a great issue.

Engineering Comments: (See attachment)

TOWN OF HAMBURG

ENGINEERING DEPARTMENT

6100 South Park Avenue • Hamburg, New York 14075 • (716) 649-6111, Ext. 2350 • Fax (716) 649-2522
mail: engineering@townofhamburgny.com

Supervisor
PATRICK H. HOAK

Councilmen
D. MARK CAVALCOLI
KATHLEEN COURTNEY HOCHUL
JOAN A. KESNER
THOMAS J. QUATROCHE, JR.

Town Engineer
GERARD M. KAPSIK, P.E.



Town Attorney
VINCENT J. SORRENTINO

Town Clerk
CATHERINE A. RYBCZYNSKI

Supt. of Highways
JAMES F. CONNOLLY

TO : Planning Board

FROM : Engineering Dept.

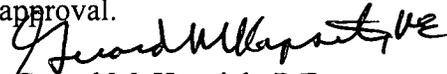
DATE : 7/6/05

SUBJ : 7/6/05 PLANNING BOARD WORK SESSION AGENDA
Proposed Auto Shop - South Park Avenue at NYS Thruway

The following are review comments on a reduced photo copy of a site plan dated 5/10/05:

- (1) The site plan prepared by the Allen Group does not have the required professional engineers or architect stamp and signature.
- (2) The site is located in the South Park Overlay District.
- (3) Note on the plan that a New York State Dept. of Transportation (NYSDOT) permit is required for work within the South Park Avenue highway right-of-way. We are unable to approve these plans prior to NYSDOT review and approval of work on their right-of-way.
- (4) The site Landscape Plan is to be approved by the Planning Board. A New York State licensed landscape architect is required to prepare and sign the plan. Remove the note regarding acceptability of Gullo's Garden Center.
- (5) The septic system is to be approved by the Erie County Health Department (ECHD). We are unable to approve these plans prior to ECHD review.
- (6) It appears that the building is not within the 400' hydrant requirement of the New York State Fire Code. Contact the Building Inspector for direction.
- (7) Provide existing and design elevations for the site.

All comments are to be satisfactorily addressed for approval.


Gerard M. Kapsiak, P.E.
Town Engineer


Richard J. Lardo
Principal Engineer

Abasco Addition & Subdivision - Southwestern Blvd.

The proposal is for a 13,000 s.f. and 40,000 s.f. addition on a property that must be subdivided. This is an M2 property, which meets all zoning requirements. This industrial property abuts residential and will require a 50' buffer.

Engineering Comments:

SUBJ : 7/6/05 PLANNING BOARD WORK SESSION AGENDA
ABASCO Subdivision and Expansion
5225 Southwestern Blvd.

Minor Subdivision

- The required survey of the entire parcel being subdivided has not been submitted.
- The proposed sublots are to be numbered.
- The legal description is not acceptable.
- In 2004, Mr. Victor Liberatore transferred a 201' x 243' parcel to F&M Saeli, LLC without first obtaining the required Planning Board subdivision approval.

Site Plan

The following are review comments on a site plan dated 6/20/05:

- (1) The existing sublots on Creekview Drive south of the parcel are to be shown.
- (2) A topo survey for the site needs to be performed. Include the existing pavement and lawn areas, trees (along south property line), existing roof downspouts, sanitary sewer, water service, and site elevations.
- (3) Show all proposed storm drainage facilities, sanitary sewer and water lines, and parking spaces.
- (4) It appears that the building may not meet the 400 feet hydrant requirement of the New York Fire Code. Contact the Building Inspector for direction. Show the nearest fire hydrant on the site plan.
- (5) The proposed addition encroaches into the 50 feet buffer area required for M-2 zoning abutting a residentially zoned district.

All comments are to be satisfactorily addressed for approval.


Gerard M. Kapsiak, P.E.

Town Engineer



Richard J. Lardo
Principal Engineer

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TO : Planning Board
FROM : Engineering Dept.
DATE : 7/6/05
SUBJ : 7/6/05 PLANNING BOARD WORK SESSION AGENDA
BFG - 3949 Jeffrey Blvd - Proposed Tower

The following are review comments on the proposed application:

- (1) The location of the tower should be shown on the parcel site plan.
- (2) Previously, Mercy Flight and the Erie County Sheriff have requested that aircraft warning lighting be provided at the top of all telecommunication towers, due to their frequent low level flights over the Town. A steady red light (non-flashing) should be used.

All comments are to be satisfactorily addressed for approval.

Gerard M. Kapsiak, P.E.

Town Engineer

Richard J. Lardo
Principal Engineer

RJL:law

July 6, 2005

Memo To: Hamburg Planning Board

From: Planning Department - Andrew Reilly

Re: Planning Board Agenda 7-6-05

The following are the Planning Department's comments on the agenda items on the 7-6-05 Planning Board meeting:

1. South Park Garage

-The applicant submitted new plans at the last Planning Board meeting. These new plans show a reduced building with the parking on the north side of the site.

-The drawing should be amended to properly illustrate property lines and right of way widths (66 feet stated but not shown), and to show the location of the adjoining lane.

-The 40 foot paved area at the front of the site should be reduced to a minimum needed for access (otherwise it will be utilized for parking). This area (35 feet of setback should be heavily landscaped.

-Consideration should be given to eliminating the first five or six parking spaces on the north side of the building. This will provide more buffering to the adjoining home. This area should be landscaped. The reduced parking could warrant the reduction of the building to 4 bays (still appear to be double deep bays).

-The applicant should work on the aesthetics of the building. A professional landscape plan is needed.

-The applicant should provide additional information, including input from the ECDOH on the septic system (what is discharged into this system).

-How will the drainage system work and how will it protect the adjoining property owners?

2. BFG Radio Tower - No new information received.

3. Abasco Subdivision & Addition -

-The applicant is subdividing off part of the site (actually already owned), and looking to add an addition to the back of the building.

-A major concern is the removal of the buffer to the adjoining residential homes. A variance is needed for the addition (50 foot setback required).

-Where is the parking for this use (over 50,000 to ? Of building) - ever using 1 space/1000

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feet, you would need over 50 parking spaces.

-Ingress/Egress is provided by easement and should be shown on the drawing.

4. Autumnview: The applicant would like to amend the approved site plan and add another driveway to the property.