

TOWN OF HAMBURG PLANNING BOARD AGENDA

DATE: 7-13-88

TIME	NAME	PURPOSE
7:30	EXECUTIVE MEETING	
8:00	MR. ZIMMER - RICHCREST SUBDIVISION	
8:20	AUSTIN-PONTIAC SITE PLAN REVIEW	USED CAR LOT MC KINLEY & MILESTRIP
8:40	BODY TAN SITE PLAN - S. PARK ACROSS FROM I.A.	ZONED C-3.
9:00	MOBILE STATION SOUTH PARK AVE. NEXT TO BELL'S	SITE PLAN REVIEW
9:20	SITE PLAN REVIEW FOR RESTAURANT SOUTHWESTERN & HELTZ	NICK POPIENSKI
9:40	BIG SUR EXPANSION OF SITE	MC KINLEY MALL
10:00		

Approval of Minutes

1. Rezoning: Locksley Park - recommendation to Town Board
2. Bullseye Construction rezoning from R-A to R-1 for single family
3. Nigro rezoning from C-2 to R-3
4. Problem with fencing
behind Quality Transportation - When will fence go up?

TOWN OF HAMBURG

PLANNING BOARD MINUTES

7-13-88

The Town of Hamburg Planning Board met in regular session on Wednesday, July 13th, 1988 at 7:30 p.m. in the Hamburg Town Hall.

Members attending included: Vice-Chairman G. Gerald Valgora, Elgin Cary, Sandy Carnevale, Gerard Koenig. Others attending included: Dan Gorman, Attorney, George McKnight, and Terry Dubey, Stenographer.

Minutes of the meeting of 6-29-88 were approved on motion by Mr. Koenig, seconded by Mr. Cary. Carried.

LOCKSLEY PARK TAXPAYERS ASSOCIATION - REZONING PETITION FROM R-1 TO R-2.

Mr. Paul Howe, President of the Locksley Park Taxpayers and Joe Rugnetta, Treasurer, appeared before the Planning Board on a request to change the zoning from R-1 to R-2 an area of Locksley Park, Athol Springs from where it abuts Locksley Park, along the Lake Shore Rd. to Camp, all of Camp to the Railroad tracks.

The following recommendation was sent to the Town Board: Motion was made by Mr. Koenig, seconded by Mr. Cary to forward a recommendation of support for the rezoning petition of Locksley Park Taxpayers from R-2 to R-1. Carried. Recommendation is for the following reasons:

1. The Taxpayers Association have initiated the request and feel more comfortable with R-1 zoning as opposed to R-2.
2. There are areas in excess of R-1 standards (estate areas)
3. Planning Board does not have any strong feelings either way as the action has been initiated by Locksley Park Taxpayers. (Hearing set at Town Board level August 22, 1988 at 7:15 p.m.)

REZONING PETITION OF KEN & MARSHA NIGRO - BIG TREE RD. FROM C-2 TO R-3

Mr. Ken Nigro appeared before the Planning Board on a rezoning petition to change the zoning on Big Tree from C-2 to R-3 to accommodate 3 apartment buildings. Vice-Chairman Valgora noted that if a recommendation is made to change to R-3, there must be some type of legal agreement that as leases expire within the next year, all office and warehouse development is to be stopped. Applicant was advised to stay within uses of one zone and not mixed zoning as has been the case in the past. This condition should be drawn up by the Town Attorney and the Town Board. Also, there should be some type of landscaping plan provided for the apartment complex.

Motion was made by Mr. Carnevale, seconded by Mr. Koenig to recommend favorably towards the R-3 zoning for the following reasons:

1. The request will conform more compatibly with the area surrounding the college.
2. The rezoning be approved conditioned upon a legal agreement between Ken and Marsha Nigro and the Town of Hamburg that this will be a residential development and residential development only. As leases expire for office and warehouse use, there will be no mixed uses in zoning.

7-13-88

REZONING PETITION OF KEN & MARSHA NIGRO (CONTINUED)

Public Hearing can be set in September.

RICHCREST SUBDIVISION - BIG TREE ROAD - MR. ZIMMER

Mr. Zimmer appeared before the Planning Board with a revised site plan for duplexes on Big Tree Road. The site has been changed to accommodate 12 sub-lots as the original submission will require \$80,000 in engineering work which the applicant is not prepared to handle. Comments were submitted as follows:

ENGINEERING:

1. Sub-lot 12 should be shown without access to Richcrest Lane (a private road)
2. This road should be noted "private"
3. The existing sanitary sewer is private and should be so noted.
4. A parcel should be reserved for access to the balance of the parcel. The drive should be opposite the Brook Gardens Drive.
5. Mark Big Tree Road as a county road and permits will be required from Erie County.
6. The waterline in front of S.L. 1,2, and 3 should be shown as "proposed"
7. The water district should be extended to serve S.L. 1, 2, and 3.
8. Plan is for Part I not Phase I
9. Show ownership of adjacent lands.
10. Need a vicinity or location map
11. Name owner of land to be subdivided.

PLANNING

1. Listed are 13 sublots, only 12 are drawn and labeled.
2. List owners on preliminary plat.
3. Show vicinity map.
4. Show adjacent land use and owners.
5. Show the width of Richcrest Lane.
6. Will land or cash in lieu of land be requested for recreation/open space?
7. No access to land held for future development and Richcrest may not be sufficient to be used as an access road.

Motion was made to approve the preliminary by Mr. Cary, seconded by Mr. Koenig as presented, with the exception of S.L. 5 which is to remain undeveloped in order to provide an entrance-way to the back portion of the property should it be developed in the future. Carried. Also, Engineering and Planning comments should be incorporated in the next drawing.

MC KINLEY AUTO SALES - C-2 ZONING - CORNER OF MILESTRIP RD. & MC KINLEY PARKWAY.

The representative from Austin-Pontiac appeared before the Planning Board with a site plan for McKinley Auto Sales which is located on Milestrip and McKinley Parkway. Comments were received as follows:

PLANNING

1. Sign on McKinley Parkway is in the County right-of-way. Must have setbacks of 5' from the front property line and 20' from any other property line.
2. What is the landscaping for the rear of the building? Identify grass areas.
3. Bumper blocks or curbing?
4. No area map.

MC KINLEY AUTO SALES (CONTINUED)

TOWN ENGINEER - JACK GILBERT

1. Show existing curbing
2. Provide parking bumpers on curbing along west and south line.
3. North arrow missing
4. Show site utilities
5. Show location map even though you are at the intersection of 2 streets

BUILDING INSPECTION

1. There should be a 10' green area listed on the plan.
2. Shrubs should be indicated on the site plan.
3. Bumper curbs should be placed 3' from the building on the south-west side for employee parking.
4. There should be shrubbery planted in back of the building.
5. Sign at southeast corner should be removed.
6. Building should be barrier free.
7. New sign location should be designated.
8. Detail of curb should be designated.

Motion was made by Mr. Carnevale, seconded by Mr. Koenig to approve the site plan contingent upon implementation of Engineering and Building Inspection changes. There should be additional plantings and landscaping done as well as curbing and bumper blocks. Carried.

MOBILE STATION NEXT TO BELL'S PLAZA - SOUTH PARK AVENUE

Mr. Emmett Creahan appeared before the Planning Board on a proposed Mobile station which is to be located next to the Bell's Plaza and the Church of Christ on South Park Avenue. This is a proposed 4 pump station with a fully automated car wash. Comments were received from the following departments:

ENGINEERING

1. A better vicinity or location map is required as well as the names of adjacent property owners should be shown.
2. The following elevations are required: for the existing site, for the proposed improvement curb, building and paving.
3. Show a curb and pavement detail
4. Show existing sewer, water & gaslines and other underground utilities
5. Show proposed sewer and water.
6. Show storm sewers; size, invert elevations, slopes and lengths
7. Roof down spouts are to be connected to the storm sewer system.
8. South Park Avenue is a state highway so permits are required.
9. Make appropriate extension of proposed curb at entrances.

PLANNING -

1. Must have a setback of 10' for the rear storage area.
2. New York State D.O.T. must approve driveways.
3. No parking is shown for the store.
4. No landscaping plan is shown.
5. The adjacent property uses must be shown.
6. Must show the drainage to the storm sewers.
7. Lights must face inward to the property.
8. Sign must have a 20' setback from adj. property.

MOBILE STATION - SOUTH PARK AVENUE (CONTINUED)

9. An attempt should be made to bring the curbing to the edge of the pavement.
10. What is the sign south of the property.
11. Must be sealed and signed by a state licensed engineer or architect
12. What is the middle island in front of the building.

BUILDING INSPECTION

The front green area along South Park Avenue should be 10' back. The detail of all curbs should be shown. There are no elevations on the plan. The building has to be barrier free for the handicapped. The sign at the northeast corner does not conform to our setback requirements for a detached sign. A copy of all proposed signs should be included with the plans. Some will have to be approved by the Zoning Board. I would like to see the storage and trash enclosure moved 2' to the east, as it should be 5' from the rear property line.

Motion was made by Mr. Koenig, seconded by Mr. Cary to approve the site plan contingent upon implementation of comments from Engineering, Building Inspection and Conservation Board approval. Carried.

NICK'S RESTAURANT - SOUTHWESTERN & HELTZ ROAD.

Mr. Nick Popiensi appeared before the Planning Board for a proposed Greek restaurant to be located on Southwestern & Heltz Road. Comments were received as follows:

PLANNING -

1. Will there be any type of enclosure for the garbage dumpster?
2. Is the sign existing or will it be new? If new, it doesn't meet the zoning ordinance. Must be 5' from the front property line.
3. All lights must shine towards the parking lot and buildings. Will any security lights be located on the building.
4. A cross section of the parking lot pavement should be shown.

ENGINEERING -

1. Place concrete pad under dumpster
2. We need some ground elevations at various points.
3. After you have some elevations show us what happens to surface water rainoff on the parking lot. You may use arrows to indicate the flow.
4. Show curb detail.
5. Need first floor elevation to the building.

BUILDING INSPECTION

This is an existing building. It was used for a garage, repair shop, and a clothing store. The proposed restaurant will have 30 seats. Therefore, 12 parking spaces are required. One is required for the handicapped. There is no floor plan for the second floor. Seventeen spaces are required for the office area. The restaurant must conform to the N. Y. State Uniform Fire Prevention and Building Code as there is a change in use. There are no elevations indicated. Plan does not reflect where the hydrant or utilities are; nor is drainage shown.

7-13-88

NICK'S RESTAURANT (CONTINUED)

Motion was made by Mr. Carnevale, seconded by Mr. Koenig to approve the site plan contingent upon Engineering corrections. Carried.

BIG SUR WATERBEDS - MC KINLEY MALL OUT PARCEL

Mr. Maccaluso appeared before the Planning Board on the proposed Big Sur waterbed facility which is to be located on a McKinley Mall out-parcel. Originally, the facility was approved. However, the building is to be expanded with an additional 40' to the building. Additional 101' of land has been purchased. Comments were received as follows:

BUILDING INSPECTION

Seventy-three parking spaces are required. 88 spaces have been designated on the plan. Plan should show location of handicapped ramp. Location of downspouts for roof drainage must be indicated. Elevations are needed. All rounded curbs are to be poured in place. Detached sign is not permitted on the west side. Guard rails on south parking area, west side should be installed. Striping in parking lot to be yellow; for the handicapped; light blue. Fire hydrant should be installed. Six inch water line to north side of building for sprinkler system must be installed.

ENGINEERING

Not shown--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" corrugated metal pipe. Show roof downspouts piped to storm sewers. Exit drives. Not shown--detail of curb. Waterline should extend across the full frontage of the parcel--it should be 8" diameter.

Motion was made by Mr. Koenig, seconded by Mr. Cary to approve the expansion of the site plan, contingent upon Town Board approval and Engineering. Carried.

BROMPTON HEIGHTS, PART II -

Applicant was not present. Public hearing has not been set as applicant has not filed \$75 fee with the Town Clerk's office. Comments were received from Engineering as follows:

ENGINEERING -

1. Show revision date on the revised plan.
2. Change 80 foot radius at east end to the code minimum of 150 feet.
3. Show radii on all curves.
4. A temporary turn around will be required at southeast corner.
5. An agreement must be made to abandon the paper street in M. C. 925 between the Town and the developer
6. Show property owners to east and south.
7. Street name will be East Highland Parkway.
8. This is a "part" not a "phase"
9. The property is in the Northeast sewer district.
10. The property is not in a water district.
11. The 40' wide strip in the northwest corner is to be deeded to the town for

7-13-88

BROMPTON (CONTINUED)

access to the parkland. It should be so noted on the plans.

This office is concerned about the lack of access (just one place) to the park from the west, south and east. The only access from the north is from a town park.

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

RESPECTFULLY SUBMITTED,


ELGIN CARY, SECRETARY

NEXT MEETING

AUGUST 17, 1988
7:30 P.M.

PRE-FILE

MARK CAVALCOLI

JULY 14, 1988

RESOLVED, that the Town Board schedule a Public Hearing for the rezoning petition of Ken and Marsha Nigro from C-2 to R-3 on Big Tree Road.

Hearing is to be set for September 12, 1988 at 7:00 p.m.

TOWN OF HAMBURG

S-6100 SOUTH PARK AVENUE • HAMBURG, NEW YORK 14073 • (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

July 14, 1988

TO: THE HAMBURG TOWN BOARD

REZONING PETITION OF KEN & MARSHA NIGRO - BIG TREE ROAD

At the Planning Board meeting held on July 13, 1988 the following recommendation was made on the rezoning petition of Ken & Marsha Nigro from C-2 to R-3 on Big Tree Road.

Motion was made by Mr. Carnevale, seconded by Mr. Koenig to recommend favorably on the R-3 zoning for the following reasons:

1. The request will conform more compatibly with the area surrounding the college.
2. The rezoning be approved conditioned upon a legal agreement between Ken and Marsha Nigro and the Town of Hamburg that this will be a residential development and residential development only. As leases expire for office and warehouse use, there will be no mixed used in zoning. Leases run for 1 year.

G. Gerald Valgora
G. GERALD VALGORA, VICE-CHAIRMAN
PLANNING BOARD

TOWN OF HAMBURG

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ROBERT A. MARS

TO : Town Planning Board
FROM: Town Engineer Gilbert
DATE: 7-13-88
SUBJ: SITE PLAN REVIEW
RICHCREST SUBDIVISION, PART I

Following are our comments on the plan dated 6-29-88:

- sublot 12 should be shown without access to Richcrest Lane (a private road)
- this road should be noted "private"
- the existing sanitary sewer is private and should be so noted
- a parcel should be reserved for access to the balance of the parcel. The drive should be opposite the Brook Gardens Drive.
- Mark Big Tree Road as a county road and permits will be required from Erie County
- the waterline in front of sublots 1, 2 and 3 should be shown as "proposed"
- the water district should be extended to serve sublots 1, 2 and 3
- plan is for Part I not Phase I
- show ownership of adjacent lands
- need a vicinity or location map
- name owner of land to be subdivided

We are attaching the plan with our comments. Our review will stop if it is not returned with the revised plan.


Jack Gilbert

JG/dp

cc: R. Lardo
J. Lauchert

Att.

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July 13, 1988

Richcrest Subdivision Preliminary Plat

1. Listed are 13 sublots, only 12 are drawn and labeled.
2. List owners on preliminary plat.
3. Show vicinity map.
4. Show adjacent land use and owners.
5. Show the width of Richcrest Lane
6. Will land or cash in lieu of land be requested for recreation/open space?
7. No access to land held for future development and Richcrest may not be sufficient to be used as an access road.

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July 13, 1988

MOBIL STATION ON SOUTH PARK AVENUE

1. Must have a set back of 10' for the rear storage area.
2. New York State must approve driveways.
3. No parking shown for the store
4. No landscaping plan is shown.
5. The adjacent property uses must be shown.
6. Must show the drainage to the storm sewers.
7. Lights must face inward to the property.
8. Sign must have a 20' setback from adjacent property.
9. An attempt should be made to bring the curbing to the edge of the pavement.
10. What is the sign south of the property.
11. Must be sealed and signed by a state licensed engineer or architect.
12. What is the middle island in front of the building.

RENALDO, MYERS, REGAN & PALUMBO, P.C.

ATTORNEYS AND COUNSELLORS AT LAW

SUITE 1110
69 DELAWARE AVENUE
BUFFALO, NEW YORK 14202
716-853-1865

ANTHONY J. RENALDO
JAMES I. MYERS
WILLIAM J. REGAN
JEFFERY D. PALUMBO*

*Also admitted in California

July 13, 1988

JOHN C. BAILEY
JAMES IAN MILLER
EMMETT J. CREAHAN
SUZANNE M. KENT

Hamburg Planning Board
Town of Hamburg
S6100 South Park Avenue
Hamburg, New York 14075

Attn: Mr. McKnight

Re: Hamburg Mobil Station
S5999 South Park Avenue
Our File No. 9806.22

Dear Mr. McKnight:

Please be advised that our client intends to lease rather than purchase the real estate upon which it seeks to place its station at S5999 South Park Avenue.

This fact is material to your consideration on whether to grant a conditionl site plan approval in that the set back provisions otherwise applicable to a separate lot are not applicable. In our case that would mean that no variance would be required for the sign or trash receptor.

Please also find enclosed additional drawings of the site plan.

Very truly yours,

RENALDO, MYERS, REGAN & PALUMBO, P.C.



Emmett J. Creahan

EJC/tjb

Enclosure

TOWN OF HAMBURG

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July 13, 1988

SITE PLAN REVIEW

MOBIL STATION - SOUTH PARK AVENUE - NORTH OF NORWOOD PLACE

The front green area along South Park Avenue should be ten feet back. The detail of all curbs should be shown. There are no elevations on the plan. The building has to be barrier free for the handicapped. The sign at the north-east corner does not conform to our set back requirements for a detached sign.

A copy of all the proposed signs should be included with the plans. Some will have to be approved by the Zoning Board of Appeals. I would like to see the storage and trash enclosure moved two feet to the east, as it should be five feet from the rear property line. They should follow the development check list. When revised plans are submitted, I would appreciate reviewing them.

Sincerely,

John J. Lauchert (cc)

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

JJL/cac

cc: Jack Gilbert

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ROBERT A. MARS

TO : Town Planning Board
FROM: Town Engineer Gilbert
DATE: 7-13-88
SUBJ: SITE PLAN REVIEW
MOBIL OIL CORP. ON SOUTH PARK AVE.

Following are our comments on a site plan dated 6-7-88 and received by this office on 7-12-88:

- a better vicinity or location map is required as well as the names of adjacent property owners should be shown.
- the following elevations are required:
 - for the existing site
 - for the proposed improvement
 - curb, building and paving
- show a curb and pavement detail
- show existing sewer, water & gaslines and other underground utilities
- show proposed sewer and water
- show storm sewers: size, invert evaluations, slopes, and lengths
- roof down spouts are to be connected to the storm sewer system
- South Park Avenue is a state highway so you will have to get permits from the state
- make appropriate extension of proposed curb at entrances

We are returning the plan with our comments. This review will stop if it is not returned with the revised plan.


Jack Gilbert

JG/dp
Att.
cc: R. Lardo
J. Lauchert

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July 13, 1988

SITE PLAN REVIEW

RE: NICK'S RESTAURANT, 6473 HELTZ ROAD - HAMBURG, NEW YORK

This is an existing building it was used for a garage, repair shop, and a clothing store. It is made of concrete block and a type 4 and 5 construction. The proposed restaurant in the one story block area is proposed to have 30 seats. Therefore, 12 parking spaces are required. One is required for the handicapped. There is no floor plan layout for the second floor in the woodframe building, therefore, I am able to tell you approximately how many parking spaces it would need. If you use 29-119 H where it says other business or professional office or banks. One space for each 175 square feet of gross floor area. Approximately 1140 square feet divided by 175. They need approximately 17 total parking spaces if permitted for the office area.

Remember both the restaurant and the office must conform to the New York State Uniform Fire Prevention and Building Code as there is a change in use. Therefore, it must conform. The new proposed parking area does violate the zoning ordinance as far as the set back is required. There are no elevations on the plan. The plan does not show where the nearest fire hydrant is, or where the utilities are, does not show any drainage. All this information would be appreciated. When better plan are available, I would appreciate reviewing them.

Sincerely,

John J. Lauchert (cac)

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

JJL/cac

cc: Jack Gilbert

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Receiver of Taxes
ROBERT A. MARS

TO : Town Planning Board
FROM: Town Engineer Gilbert
DATE: 7-13-88
SUBJ: SITE PLAN REVIEW
NICKS RESTAURANT ON HELTZ ROAD

Following are our comments on drawing A-1 dated July 10, 1988 which is part of a five sheet set of plans:

- place concrete pad under dumpster
- we need some ground elevations at various points
- after you have some elevations show us what happens to surface water rainoff on the parking lot. You may use arrows to indicate directions of flow.
- show curb detail
- there are some things on plan we cannot understand. Please explain.
- need first floor elevation on building

We are returning the plan with our comments. This review will stop if it is not returned with the revised plan.


Jack Gilbert

JG/pd
Att.

cc: R. Lardo
J. Lauchert

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July 13, 1988

NICK'S RESTAURANT - HELTZ & SOUTHWESTERN BLVD.
ZONED C-1

1. Will there be any type of enclosure for the garbage dumpster?
2. Is the sign existing or will it be new? If new, it doesn't meet the zoning ordinance. Must be five feet from the front property line.
3. All lights must shine towards the parking lot and buildings. Will any security lights be located on the building?
4. A cross section of the parking lot pavement should be shown.

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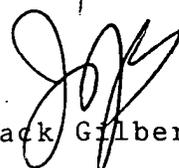
Receiver of Taxes
ROBERT A. MARS

TO : Town Planning Board
FROM: Town Engineer Gilbert
DATE: 7-13-88
SUBJ: SITE PLAN REVIEW
MCKINLEY AUTO SALES, INC.

Following are our comments on an undated site plan received in this office on 7-12-88:

- show existing curbing
- provide parking bumpers on curbing along west and south line
- north arrow missing
- show site utilities
- show location map even though you are at intersection of two streets

We are returning the plan with our comments. This review will stop if it is not returned with the revised plan.


Jack Gilbert

JG/dp

Att.

cc: R. Lardo
J. Lauchert

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

July 12, 1988

SITE PLAN REVIEW

RE: McKinley Auto Sales, McKinley Parkway, Milestrip Rd.

The ten foot green area listed on the plan should be ten feet minimum. In this green area there should be grass, as well as shrubs on this property, not in the right-of-way. Under 29-119 C three spaces per service bay, two service bay, six required. There appears to be plenty of employee-customer parking. Bumper curbs should be placed at least three feet from the building on the south-west side for employee parking. The cars will not bump into the building.

More shrubs or trees should be planted, even in the back of the building. Because the back of the building backs up to Dahlkemper's and loading dock. The sign post at the south east corner in the right-of-way, this is not to be used for a sign and should be removed. The owner should be aware that this building must be barrier free for the handicapped including the restrooms. The proposed location for a new sign should also be shown on the plan. Detail of the curbs should also be shown.

Sincerely,

John J. Lauchert (cc)

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

JJL/cac

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7-11-88

TO: PLANNING BOARD MEMBERS

SUBJECT: MC KINLEY AUTO SALES

1. Sign on McKinley Parkway is in the County right-of-way. Must have setbacks of 5' from the front property line and 20' from any other property line.
2. What is the landscaping for the rear of the building? Identify grass areas.
3. Bumper blocks or curbing?
4. No area map.

TOWN OF HAMBURG PLANNING DEPT.

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TO : Town Planning Board
FROM: Town Engineer Gilbert
DATE: 7-13-88
SUBJ: SITE PLAN REVIEW
BROMPTON HEIGHTS SUBDIVISION, PART II

Following are our comments on a plan for the subject subdivision dated June 27, 1988 and received June 12, 1988:

- show revision date on revised plan
- change 80 foot radius at east end to the code minimum of 150 feet.
- show radii on all curves
- a temporary turn around will be required at southeast corner
- an agreement must be made to abandon the paper street in Map Cover 925 between the town and the developer
- show property owners to east & south
- street name will be East Highland Parkway
- this is a "part" not a "phase"
- the property is in the Northeast Sewer District
- the property is not in a water district. Owner must petition to form a district or to be attached to an existing district
- the 40 foot wide strip in the northwest corner is to be deeded to the town for access to the parkland. It should be so noted on the plans
- this office is concerned about the lack of access (just one place) to the park from the west, south and east. The only access from the north is from a town park.

We are attaching the plan with our comments. Our review will stop if it is not returned with the revised plan.


Jack Gilbert

JG/dp
Att.

cc: R. Lardo
J. Lauchert