

meeting 7-15-87

# TOWN OF HAMBURG PLANNING BOARD AGENDA

DATE: 7-15-87

TIME	NAME	PURPOSE
7:30	EXECUTIVE MEETING	
8:00	Mike Archangel Wegman's	Site Plan Review
8:20	Marshall Black MPB Properties Ltd.	MPB Properties Ltd. Lakeview Rd.
8:40	John Bosse Shoreham Drive	Recommendation?
9:00	Jim Taylor St. Francis Drive	Boat Supplies
9:20	Dave & Steve's Auto & Plate Glass 4973 Clark Street	Information session on business
9:00	Ron Gaudet - Abbott & Lake	Expansion of existing used car lot
10:00	Royale Center (Woodlawn School)	3218 Lake Shore Rd. Renovation for performing theatre center
	Old Amoco Town 4154 McKinley Parkway	Relocation of gas pumps
	<i>Vic Liberty Travel Desk</i>	

Approval of Minutes

1. Cliffside rezoning - Planning Bd. Recommendation
2. Ken Kirst Subdivision - Recommendation
3. Lead Agency Sign Off for Wegman's & McKinley Plaza
4. Request for stockade fence for L. Crane property.

TOWN OF HAMBURG

PLANNING BOARD MINUTES

7-15-87

The Town of Hamburg Planning Board met in regular session on 7-15-87 at 7:30 p.m. in the Planning Board room.

Members attending included: Chairman G. Gerald Valgora, Richard Crandall, Elgin Cary, and George Danyluk, and Sandy Carnevale. Others present were Attorney Dan Gorman, and George McKnight.

EXCUSED: Sally Saunders, Dennis Gaughan

Minutes of the meeting of 6-24-87 were approved on motion by Mr. Carnevale seconded by Mr. Cary. Carried.

EXECUTIVE SESSION:

1. Request of applicant, Mr. Cipriani, to rezone property on Southwestern Blvd. from R-3 to C-2 for mini-warehouse storage units. To be advised to petition for rezoning procedure.

2. Lead Agency Sign Off for Wegman's - No environmental concerns on the McKinley Plaza or Wegman's have been heard. Negative recommendation was prepared.

CLIFFSIDE REZONING - FROM C-1 TO N-C TO INCLUDE TOWNHOUSES  
SOUTHWESTERN BLVD. & NORTH CREEK

The request for rezoning is from C-1 to N-C which presently encompasses the Cliffside restaurant on Southwestern and North Creek. A condition of the rezoning with regard to environmental concerns is that the ordinance requires that they be 60 feet back from the top of the bank from Eighteen Mile Creek. The following recommendation was made by the Planning Board:

Motion was made by Mr. Cary, seconded by Mr. Crandall to recommend to the Town Board that the parcel be approved for rezoning from C-1 to N-C for the following reasons:

1. The N/C District is the only zoning district to permit townhouses around the Cliffside Restaurant.
2. This is a more restrictive zoning for potential future usage.
3. The combination of housing and a country inn restaurant could make the Cliffside Inn more economically feasible. Carried.

KEN KIRST SUBDIVISION - BOSTON STATE ROAD

Request was made by the Planning Board that a joint meeting be held with the Town Board to resolve the rezoning issue of the Ken Kirst Subdivision on Boston State Road.

7-15-87

REQUEST OF JOHN BOSSE - SHOREHAM DRIVE PARCEL REZONING FROM R-1 TO R-2

Applicant advised to following rezoning procedure on first phas along Shoreham Drive.

WEGMAN'S SUPERMARKET - MIKE ARCHANGEL - MC KINLEY PARKWAY

Mr. Mike Archangel, representing Wegman's appeared before the Planning Board with a site plan, storm and grading plan, and Topo of the Wegman's site to be located in the McKinley Plaza across from the McKinley Mall.

Motion was made by Mr. Danyluk, seconded by Mr. Carnevale to grant issuance of a grading permit which would allow dirt removal and installation of main storm drainage pipe. Carried.

Landscaping plan to be coordinated with Dan King of Hamburg Associates. Applicant to be on agenda on August 12th.

MARSHALL BLACK--MPB PROPERTIES - LAKEVIEW ROAD

Mr. Marshall Black appeared before the Planning Board with a proposal to add warehousing to an existing construction business on Lakeview Road. The parcel was originally C-2 and now is R-A which is not compatible with the present use. No site plan was available on the property. Applicant was advised to proceed to a rezoning or variance for expansion of a non-conforming use.

DAVE & STEVE'S AUTO GLASS BUSINESS - CLARK STREET ACROSS FROM HOAK'S IN ARMOR

Mr. Dave Jordan appeared before the Planning Board with a survey of a former gasoline station on Clark which will be used for an auto glass business. They will be using the existing facility and will not be adding anymore to the property. Contact should be made with the County on the drive cuts. Applicant was advised to follow the site plan review process.

RON GAUDET - EXPANSION OF PARKING LOT FOR CAR SALES - LAKE AND ABBOTT RD.(M-1)

Mr. Ron Gaudet appeared before the Planning Board for an expansion of a parking lot for used car sales on Lake and Abbott Roads. There will be no new building but would like a sign on the parcel. Applicant was advised to come in with a site plan.

JAMES TAYLOR - MARINE & BOAT SUPPLY SALES - ST. FRANCIS DRIVE & CAMP ROAD

Mr. James Taylor appeared before the Planning Board with a site plan for a proposed marine sales and supplies facility to be located at St. Francis Dr. & Camp Roads. Application has been made to the D.O.T. for the drive cut located at 4110 St. Francis Drive. A variance has been granted on parking within the first 35'. L. Crane, adjacent neighbor, expressed a desire to have a stockade fence to buffer between her property and the new business. The zoning ordinance stipulates that a commercial business abutting a residential property should be screened with a fence or a living evergreen barrier which should be 5' in height with a minimum of three year plantings.

Motion was made by Mr. Crandall, seconded by Mr. Danyluk to approve the site plan with a condition to provide a living barrier to screen Mrs. Crane's property for a distance of 155'. Carried.

7-15-87

ROYAL ART CENTER - (FORMER WOODLAWN SCHOOL - LAKE SHORE ROAD)

Ms. Kathy Brinson appeared before the Planning Board on the performing arts center which is located in the former Woodlawn Elementary School on Rt. 5. They would like to have permission to have a circular drive on the premises. Curb cuts will be required from the State D. O. T.

Motion was made to approve the circular driveway for the performing arts center by Mr. Danyluk, seconded by Mr. Cary. Carried.

RELOCATION OF GAS PUMPS FOR C.I.D. REFUSE (FORMER AMOCO TOWN) ON MC KINLEY PARKWAY

Mr. Harry Dutson, representing C.I.D. appeared before the Planning Board for the relocation of present gas pumps which are currently on the Citgo station property on McKinley Parkway.

Motion was made by Mr. Crandall, seconded by Mr. Carnevale to approve the relocation of the pumps subject to adequate setback from the property line and meeting of zoning regulations. Carried. Pumps should be 20' from the street line.

Motion to adjourn was made by Mr. Danyluk, seconded by Mr. Cary. Carried. Meeting adjourned at 11:00 p.m.

RESPECTFULLY SUBMITTED,

  
GEORGE DANYLUK, SECRETARY  
PLANNING BOARD

NEXT MEETING:

AUGUST 12, 1987

# 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

July 16, 1987

TO: THE HAMBURG TOWN BOARD

Recommendation of Rezoning Petition of J. Cellura -  
Cliffside Restaurant Area from C-1 to N-C to allow  
Townhouses

At the meeting held on July 15th, 1987 the Planning Board made the following recommendation on the Cliffside Rezoning:

Motion was made by Mr. Cary, seconded by Mr. Crandall to recommend to the Town Board that the parcel be approved for rezoning from C-1 to N-C for the following reasons:

1. The N/C District is the only zoning district to permit townhouses around the Cliffside Restaurant.
2. This is a more restrictive zoning for potential future usage.
3. The combination of housing and a country inn restaurant could make the Cliffside Inn more economically feasible. Carried.

Sincerely,

TOWN OF HAMBURG PLANNING BOARD

*G. Gerald Valgora*  
G. Gerald Valgora, Chairman

GGV:tad



STATE OF NEW YORK  
DEPARTMENT OF TRANSPORTATION  
125 MAIN STREET  
BUFFALO, N.Y. 14203

DONALD H. KETCHUM  
REGIONAL DIRECTOR

FRANKLIN E. WHITE  
COMMISSIONER

July 15, 1987

To: The Hamburg Town Planning Board:

Please be advised, that Mr. James Taylor , 4110 St. Francis Drive Hamburg, New York, has received verbal permission from the State of New York, Department of Transportation, to install a culvert pipe for his driveway, located at the same address. Written approval of this permit will follow shortly.

Sincerely,

A handwritten signature in cursive script that reads "John Mac Millen".

John Mac Millen  
Assistant Resident Engineer  
South Erie Residency

# Lake Shore Volunteer Fire Co., Inc.

4591 Lake Shore at Rogers Rd.

Hamburg, N.Y. 14075

July 15, 1987

Town of Hamburg Planning Board  
6100 South Park Ave.  
Hamburg, New York 14075

Dear Planning Board;

Several weeks ago, Linda Schmidt asked me to inspect the positioning of the new hydrants at Franks Trailer Park. While I was there, the construction foreman explained the layout of the streets and planned trailer locations. At this time it was explained that there was to be an access road to Amsdell, with a locked gate. The Fire Co. would get a key.

A few days later Linda called and explained that the Town ordered her to pull out the culvert as the residents had protested any access to Amsdell Road. After talking to several people, I was under the impression that the culvert was again under consideration.

The access from Amsdell Rd. would be valuable to the Fire Co. in the event of an emergency. However, I ask also that you consider the safety hazard, if there is no public access to Amsdell to the 25-30 more families that would be forced to enter and exit an already busy Rt. 20.

Sincerely,

*K. Andrew Harris, Chief*

K. Andrew Harris, Chief  
Lake Shore Vol. Fire Co., Inc.

cc. Mr. J. Lauchert  
Town of Hamburg Planning Board  
Town of Hamburg Safety Committee  
Linda Schmidt

# Lake Shore Volunteer Fire Co., Inc.

4591 Lake Shore at Rogers Rd.

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Lake Shore Vol. Fire Co., Inc.

cc. Mr. J. Lauchert  
Town of Hamburg Planning Board  
Town of Hamburg Safety Committee  
Linda Schmidt

TREE (C.) ROAD

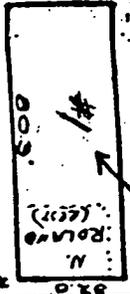
GET TRACK 07.00  
07.08  
07.10  
07.12  
07.14  
07.16  
07.18  
07.20

SHILOH ROAD  
(29.5)

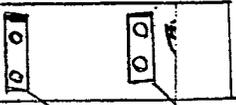
INSTALL 4

ELIMINATE 5

CEAS PUMP  
CIRCUIT

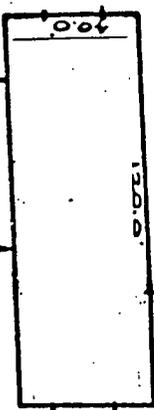
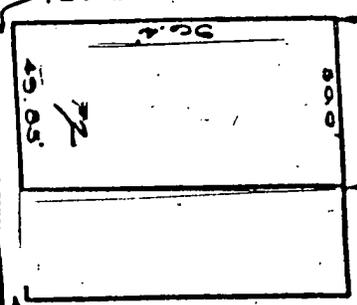


HIGH  
SPEED  
RAMP



INSTALL 4

ELIMINATE 5



ERIC COUNTY  
L. 2008 P. 158

508.80

471.53



201.61  
201.0

McKINLEY

LOT 47

(120)

P1

10

2

# TOWN OF HAMBURG

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Receiver of Taxes  
ROBERT A. MARS

June 26, 1987

TO: PLANNING BOARD, TOWN ATTORNEY - JEAN PETERSON

Members of the Building Inspection Department just received covenants and restrictions for the Twilight Subdivision. This was adopted by the Hamburg Town Board on 6/20/83 at meeting number 21.

Since this department issues permits and Certificates of Occupancys for construction in subdivisions it would be in the Towns best interest if we had copies of these 25 requirements at the times the permits are granted. In the future if the Planning Board or Town Board puts any restrictions or covenants on the property it would be in our best interest to have copies of these on file in our office so that all the members of the department are aware of them.

Your cooperation would be appreciated.

Sincerely,

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

JJL/cac