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HAMBURG, N.Y.

AUG 18 12 56 PM '95

Town of Hamburg Planning Board  
Meeting - 7-19-95 Actions  
Taken

Cellular One  
North Creek & Rt. 5      *6379 Lakeside Rd.*      Special permit approved.

Eaton Bros. Addition  
3530 Lakeview Road  
Zoned M-2      Approved.

ANA Addition  
Liberatore's  
Camp Rd.      Applicant did not appear.  
Tabled.

Denco Pizza Restaurant  
6580 Gowanda St. Rd.      Tabled.

Forest Acres  
J. Lewin & M. Wycoki      Applicant did not appear.

Bilodeau Subdivision  
Big Tree Rd.      To Proceed to Public Hearing  
August 16, 7:30 p.m.

Nike Site Recreational  
Facility - Lakeview Rd.      To come in with site plan.

NFTA Park & Ride      To come back August 16th.

Corps Subdivision  
South Creek Rd. 4 lots      Extended for 1 year.

Town of Hamburg Planning Board  
Meeting - July 19, 1995

The Town of Hamburg Planning Board met in regular session in Hamburg Town Hall on Wednesday, July 19th at 7:30 p.m. Those attending included: Chairman Richard Crandall, Secretary Gerard Koenig, Paul Eustace, Dick Pohlman, Sue Ganey. Others attending included: Rick Lardo, Rich Whipple, Drew Reilly, and Terry Dubey, Stenographer. Excused: D. Phillips, D. Fitzpatrick, R. Juda.

Public Hearing - Cellular One - Rt. 5 & North Creek Rd.

Secretary Koenig read the following Legal Notice of Public Hearing:

**TOWN OF HAMBURG  
LEGAL NOTICE  
PLANNING BOARD  
SPECIAL USE PERMIT  
FOR CELLULAR ONE  
LOCATED 600 FEET SOUTH OF  
RT. 5 CENTERLINE, AND  
APPROX. 1,000 FEET EAST OF  
NORTH CREEK RD.**

Pursuant to Section 29-196.3 of the Zoning Ordinance, notice is hereby given that the Planning Board will hold a Public Hearing for a communications tower for Cellular one, Buffalo Telephone Co., located 600 feet south of Rt. 5 centerline, and approximately 1,000 feet East of North Creek Rd.

The proposal consists of construction of a 150' self-supporting communication tower with a 12'x24' one story utility building to house electronic equipment.

Hearing will be held in Room 7 of Hamburg Town Hall, S-6100 South Park Avenue on July 19th, 1995 at 7:30 p.m.

Dated: 7-3-95

Richard Crandall, Chairman  
Gerard Koenig, Secretary  
Planning Board

7-13

Mr. Jack Burkland appeared on behalf of Cellular one, the telephone exchange which is to be located on Schoellkopf's property on Rt. 5 and North Creek Rd. This application was tabled from last month to check out whether the property was in the Critical Environmental Area or a Conservation area. Research proved that this land is not in either one of those zones but rather across the street from it. Also, the legal notice was readvertised to show the correct address.

Chairman Crandall asked 3 times if anyone wished to be heard for or against the proposal. Hearing no concern either way, the hearing was declared closed.

Motion was made by Ms. Ganey, seconded by Mr. Eustace to approve the special permit for the Cellular one telephone exchange, and issue a Negative Declaration on the project. Carried.

**Eaton Bros. Addition - 3530 Lakeview Road**

Messrs. Ralph and Gary Allen appeared before the Planning Board on a proposed 6,000 s.f. addition, single story, of pre-engineered steel, to the existing building located at 3530 Lakeview Road. The company has been in Hamburg about 60 years engaged in the production of lawn and garden products which are sold throughout the United States. The parcel is zoned M-2 on a 3 acre site, and the addition will be used for the manufacture of wooden garden stakes. Eaton's currently sells them, but they have been made by a sheltered workshop in Gowanda. We started them out 12 years ago and the operation proved successful. We buy 100% of what they produce. Semi-handicapped people have been trained in the production of these products. For some reason, the State has decided to shut the operation down. We will be picking up that operation at our facility and will employ 4-10 people some of which will be co-mingled from their operation. The equipment will be leased to us from the State. Comments from departments are as follows:

**Engineering** - The plan last revised 7-13-95 is acceptable to this office.

**Conservation Board:** No environmental concerns.

Motion was made by Mr. Pohlman, seconded by Ms. Ganey to issue a Negative Declaration for the project and approve the site plan for the addition. Carried.

**ANA Addition - Victor and Peter Liberatore - Camp Road**

Applicant did not appear. No revisions have been made to the current plan.

Motion was made by Mr. Koenig, seconded by Mr. Eustace to **Table**. Carried.

**Denco Pizza Restaurant - 6580 Gowanda State Rd.**

Mr. Sandy Carnevale appeared before the Planning Board on the proposed pizza restaurant to be located at 6580 Gowanda State Rd. Comments from Engineering are as follows:

1. It is our understanding that this is a sketch plan for general review purposes only. The drawing does not comply with the site plan checklist requirements. 2. A section of the new asphalt pavement should be shown. 3. At least one of the proposed curb cuts along Gowanda State Rd. should be removed.

**Planning** - Plan submitted looks a little better. However, we suggest the following:

Planning Board Meeting 7-19-95, Page 3

Denco (Cont.)

Remove the proposed curb cut located in the center/front of the building. Remove the proposed parking space located directly in front of this building. Comply with the Town's off-street parking "setback" requirement in a commercial district of at least 10' feet from any property line (see copy of parking requirement local law). Detail the existing pavement on the northeastern side and back of building. Detail parking area in back of building. Comply with department requirements of having site plan signed by a NYS licensed architect or engineer in order to have site plan considered complete.

Motion was made by Mr. Koenig, seconded by Ms. Ganey to **Table** for a better site plan. Carried.

**Forest Acres - J. Lewin & M. Wycoki - Schoellkopf Road**

Applicant did not appear. Motion was made by Ms. Ganey, seconded by Mr. Pohlman to **Table**. Carried.

**Bilodeau Subdivision - Big Tree Road**

Ms. Chantel Costello appeared before the Planning Board on the Bilodeau proposed subdivision which is located off Big Tree Road. Comments from **Engineering are as follows:** 1. Sewer service is not available to the site. 2. Water service is available to the site. 3. The Federal Emergency Management Agency (FEMA) flood insurance mapping indicates that the 100 year floodway and flood plain are located within the parcel. Show these areas on the plan. The flood plain elevation currently shown on the map is not correct. 4. Show the proposed building setback on the plan.

Mrs. Costello noted that she has been in touch with the Health Dept. and was advised that depending on how the perk test comes out, they may be able to fit a septic system on the parcel. A letter from the Health Dept. will be required for the next meeting. To proceed to Public Hearing for August 16th 7:30 p.m.

Motion was made by Mr. Koenig, seconded by Mr. Eustace to **Table**. Carried.

**Nike Site - Proposed Recreational Activity - Sweet Property - Lakeview Rd.**

Drew Reilly informed the board that the Town of Hamburg is considering recreation expansion on 80 acres of land on the former Sweet property on Lakeview Road. The proposal is for a hill to provide skiing, sledding, a viewing area for baseball games and soccer, & a small amphitheater,. The hill is to be made up of fly ash and concrete, and approximately 50' in height. The plan should be ready for the next meeting, as they would like to begin construction in September.

**Request for Extension - Corps Subdivision - South Creek Road**

A written request was sent in by Mr. Robert Corps for an extension on his 4 lot subdivision to be located on South Creek Road.

Motion was made by Ms. Ganey, seconded by Mr. Pohlman to grant a year's extension on the Corps Subdivision. Carried.

**Rezoning Petition of A. Tarquini for property on South Park Avenue from R-3 to C-2 for strip plaza and mini-storage**

Mr. Anthony Tarquini appeared before the Planning Board on an information session for a rezoning of property belonging to Mrs. S. Malke for a plaza and mini-storage facility on South Park Avenue. Board members noted that they would rather see an N-C zone in that area as it permits many uses but is a little more restrictive than C-2.

A realtor appeared with Mr. Tarquini and stated that the property has been on the market for 5 years and there has been very little activity for R-3 zoning. Applicant is to decide whether he wishes to proceed, amend the application, or withdraw.

Comments from Eng. are as follows: 1. Sanitary sewer service is available to the site. The front of the property is in the Hamburg Master Sewer Dist. and the back portion is in Erie County Sewer Dist. #3. 2. The site is in the Central Hamburg Water District. A watermain extension by the developer would be required to service the site. 3. Storm water detention facilities would be required as a condition of development of the parcel.

**NFTA Park and Ride Facility - Athol Springs across from current Park & Ride.**

Messrs. Mike Piazza and R. Bush appeared before the Planning Board on the proposed transit center for the NFTA park and ride facility which is to be located east of the intersection of Lake Shore and Big Tree near Route 5. The project will include a bus drive-through and passenger loading area. There will be parking for 73 cars and there will be lighting and landscaping. Access to the parking area is from Big Tree Road. The area will be paved. It was noted that this area is in the flood plain. Comments from Engineering are as follows: (1) Sheet P-2. Curbing or parking bumpers are to be installed for all parking spaces around the perimeter of the site. The radius of the entrance driveway on Big Tree Road is to be curbed. Old Big Tree Rd. is a Town highway (not County). Note on the plan that a permit from the Town of Hamburg Highway Dept. is required for work along Old Big Tree Road, and a NYSDOT permit for work along Lake Shore Rd.

**Athol Springs Park & Ride (Cont.)**

The storm culvert pipe is to be extended across the full property frontage along Big Tree Rd. 12" diameter pipe is acceptable (instead of 18"). Provide catch basins where required by the Highway Dept. Provide inverts and slopes for the existing and proposed Big Tree Rd. culverts. Provide the finish floor elevation of the proposed restroom building. The floor must be at least two feet above the floodplain elevation. Floodplain Development Permit is required to be obtained from the Town Bldg. Inspector.

Sheet P-3--All storm pipes are to have a minimum of 2 feet of cover.

Applicants to appear at August 16th meeting for site plan review.

Motion was made by Mr. Pohlman, seconded by Ms. Ganey to approve the minutes and adjourn the meeting. Carried. Meeting adjourned at 10:30 p.m.

Respectfully submitted,

*Gerard Koening*  
Gerard Koening, Secretary  
Planning Board

Next meeting:

August 16, 1995 at 7:30 p.m.