

TOWN OF HAMBURG

PLANNING BOARD MINUTES

7-23-86

The Town of Hamburg Planning Board met in regular session on Wednesday, July 23, 1986 at 7:30 p.m. in the Planning Board room.

Members attending included: Chairman G. Gerald Valgora, George Danyluk, Richard Crandall, Sally Saunders, Elgin Cary, Dennis Gaughan. Others included: George McKnight, Attorney Dan Gorman, and Terry Dubey, Stenographer.

ABSENT: Tom Corcoran

Minutes of the meeting of June 25, 1986 were approved on motion by Mr. Valgora, seconded by Mr. Crandall. Carried.

HAMBURG MOBILE HOME PARK - S-5455 Southwestern Blvd.

Mr. Mark Schmidt of Hamburg Mobile Home Park appeared before the Planning Board with a site plan of an existing mobile home park, once owned by Frank's, which will be upgraded and eventually expanded in the back by 25 lots. Comments were received from Planning, Engineering, and Building Inspector's office. Traffic Safety is also to be contacted for their input. It was noted that the following should be incorporated on the site plan:

1. Hamburg Mobile Home Park should be designated on the site plan itself.
2. Road pavement detail should be indicated as well as drainage arrows and storm drainage plan.
3. No sign off has been received from the Conservation Board even though an E.A.F. has been filed.
4. Water lines and location of fire hydrants should be designated on the site plan.
5. The sites should be numbered for each mobil home site.
6. Underground utilities should be designated on the site plan.

Motion was made by Mr. Crandall, seconded by Mr. Danyluk to approve the site plan contingent upon implementation of Engineering, Building Inspection, and Planning changes as outlined above. Carried.

LEISURELAND - PROPOSED TRUCK STOP - CAMP ROAD NEAR THRUWAY INTERCHANGE.

Mr. Victor Liberatore appeared before the Planning Board with a site plan of anticipated changes for the Leisureland site which he recently purchased. Renovations are presently being made for a truck stop which will be similar in operation to that of Roadmaster, 76 Ohio, and Truck World. Comments were received from Engineering, Building Inspection, and Planning.

Following modifications should be reflected on a revised site plan:

1. A professional engineer's stamp must be indicated on the site plan.
2. A profile of paving should be designated.
3. No storm drainage plan has been made available as yet.
4. An Environmental Assessment has been filed. However, this has just been submitted to the Conservation Board for review.
5. Curbing should be placed along the fence line.
6. Elevations must be indicated.

LEISURELAND (CONTINUED)

Motion was made by Mr. Danyluk, seconded by Mrs. Saunders to approve the site plan contingent upon modifications made by Engineering, Building Inspection, and Conservation Board approval. Carried.

IZZO REZONING - CAMP ROAD NEAR THRUWAY INTERCHANGE

A plot plan reflecting the second access point near Bradford was presented to the Planning Board as requested by letter. It was noted that the Planning Board did not accept the concept presented for street and lot layout but agreed conceptually on the access point. Letter to be sent to applicant outlining same.

Motion was made by Mr. Danyluk, seconded by Mr. Cary to forward a favorable recommendation to the Town Board on the rezoning petition from R-A to R-2 for the following reasons:

1. This is a suitable land use.
2. There will be an adequate buffer between the R-1 and the Commercial zones.
3. This is a difficult parcel to market for any other type of development.
4. Two exits have been provided as requested.
5. It will provide additional rental units which are greatly needed in the town.
6. It is in accord with the master plan.

REZONING PETITION OF ENSER REALTY - TOMAKA PROPERTY - BIG TREE ROAD.

The following resolution will be submitted to the Town Board on the Tomaka property:

WHEREAS, the Town Engineer felt the original legal description of the parcel owned by Stanley J. Tomaka at the southeast corner of Big Tree Rd. and McKinley Parkway containing approximately 38 acres was not sufficiently detailed, and

WHEREAS a new Legal notice has been prepared and a new public hearing will be held, and

WHEREAS, the Town Planning Board members had visited the site, and

WHEREAS, the Town Planning Board was fully aware of the area proposed for rezoning even though the legal notice had to be rewritten,

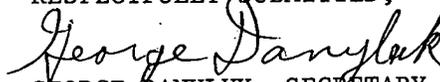
THEREFORE, BE IT RESOLVED, that the Town Planning Board still recommends in favor of the rezoning in light of the above information.

Motion was made by Mr. Danyluk, seconded by Mr. Cary. Carried.

Motion to adjourn to Executive Session on August 13th at 6:30 p.m. for the purpose of reviewing the new zoning code, was made by Mr. Danyluk, seconded by Mrs. Saunders. Carried.

Meeting adjourned at 9:45 p.m.

RESPECTFULLY SUBMITTED,


GEORGE DANYLUK, SECRETARY

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

TO : George McKnight

7-21-86

FROM: Jack Gilbert

DATE: 7-21-86

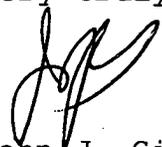
SUBJ: Site Plan Review
Frank's Trailer Park

Following are our comments on the subject plans dated 6-25-86.

- please show a road pavement detail
- there is no drainage plan for storm drainage
- on waterlines show size and location of valves and hydrants
- the south half of the area is outside the Master Sewer District. Will probably need to prepare a Fringe Customer Agreement. Show size, profile, materials, details and testing notes
- are wyes being installed on sanitary sewer

A trailer park is private property so no inspection services will be provided by the Town Engineer's office. If certification of any construction process by a Professional Engineer is required it will have to be done by one retained by the owner.

Very truly yours,


John J. Gilbert
Town Engineer

cc. J. Lauchert
JJG/lmj
enclosures

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July 21, 1986

TO: Town of Hamburg
Planning Board

RE: Hamburg Mobil Home Park
S-5455 Southwestern Blvd.
Hamburg, New York 14075

In review of the plans for the site it must conform to Chapter 30A, Mobil Home Courts Local Law #7 1973 adopted by the Hamburg Town Board on March 26, 1973. The Mobil Home Site Plan must conform to 30A-8BC. The lot size appears to meet the code at 50 by 100, which is 5,000 sq. feet. The site plan should also show the drainage that is required for this site and where the storm water is going to drain.

Water lines should also be shown on the plat, and the location of the fire hydrants. A detailed of the paving should be on the plans and any proposed land scaping. All new proposed new Mobil Home Sites should be numbered, and a plan should also show the location of the underground utilities that will be proposed for each site.

If I can be of any more assistance, feel free to contact me.

Sincerely,

John J. Lauchert, C.P.C.A.
Code Enforcement Officer

JJ1/cac

Comm #

070

PAUL G. ENSER



REALTORS® & APPRAISERS
4287 S. BUFFALO ROAD
ORCHARD PARK, NEW YORK 14127
OFFICE 716/662 - 1122

March 11, 1986

PATRICIA A. MEAD
Town Clerk
Town of Hamburg
S-6100 South Park Ave.
Hamburg, New York 14075

To Whom It May Concern;

Please be advised that the re-zoning application for the property located at the Southeast corner of Big Tree Road and McKinley Parkway, has been revised to a request for C-2 zoning only. We are no longer requesting M-1 status for any part of that parcel.

Sincerely yours

Terry Leavitt
Terry Leavitt

(Range Transport)

From the Office of
PAT MEAD
Hamburg Town Clerk
Date 3/15/86
cc: M. B.

Copy sent to George McKnight, Town Planning Board

WJ
MAR 11 1986
TOWN CLERK

TOWN CLERK