

Meeting 8-12-87

TOWN OF HAMBURG PLANNING BOARD AGENDA

DATE: August 12, 1987

TIME	NAME	PURPOSE
7:30	EXECUTIVE MEETING	
8:00	Mike Archangel Wegman's	Site Plan Review
8:20	Ron Gaudet Parking lot expansion	site plan review
8:40	Bell Telephone Mr. Barrett - Mr. V. Bernard	Next to Toys R' Us - Milestrip Rd.
9:00	Dennis Debo Southwestern Blvd.	Light Fixture building
9:20	Town Water Study	
9:40	Tom Jones - Produce Stand Southwestern & Pleasant 627-5052	Seasonal Stand
10:00		

Approval of Minutes

1. Ken Kirst Subdivision - Planning Bd. recommendation

TOWN OF HAMBURG

PLANNING BOARD MINUTES

8-12-87

The Town of Hamburg Planning Board met in regular session on 8-12-87 at 7:30 p.m. in the Planning Board room.

Members attending included: Chairman G. Gerald Valgora, Elgin Cary, George Danyluk, Sandy Carnevale, & Sally Saunders, Dennis Gaughan. Others present were: Attorney Dan Gorman, George McKnight, and Terry Dubey, Stenographer.

EXCUSED: Richard Crandall

Minutes of the meeting of 7-15-87 were approved on motion by Mr. Cary, seconded by Mr. Carnevale. Carried.

REZONING PETITION OF JOHN BOSSE - OLD LAKE SHORE ROAD & SHOREHAM DRIVE, FROM R-1 TO R-2.

A rezoning petition was referred to the Planning Board by the Town Board for rezoning of property located on Shoreham Drive and the Old Lake Shore Road from R-1 to R-2. There are approximately 54 lots that could be developed.

Motion was made by Mr. Danyluk, seconded by Mr. Cary to forward a favorable recommendation to the Town Board for the following reasons:

1. The adjacent property across the street is zoned R-2.
2. The developer owns both sides of the street and this would lend itself to compatible development.
3. The Clifton Heights Subdivision is zoned R-2 and this would be compatible with it.
4. The character of the general area is smaller lot sizes.
5. It is in general conformance with the master plan.

REZONING PETITION OF MCB PROPERTIES - LAKEVIEW ROAD FROM R-A TO C-2

A rezoning petition was referred to the Planning Board from the Town Board on a rezoning petition of Marshall Black who would like to construct a mini-warehouse service on property which he owns on Lakeview Road and the 18 mile creek. The parcel was originally C-2 and the zoning was changed when the new code was put into affect. The following favorable recommendation was made:

Motion was made by Mr. Danyluk, seconded by Mrs. Saunders to recommend approval of the rezoning for the following reasons:

1. There is existing commercial development nearby. The parcel had been zoned C-2 in the previous ordinance.
2. The addition of a storage warehouse facility will not have an adverse affect on the existing infrastructure. Carried.

KEN KIRST SUBDIVISION - REZONING OF PROPERTY ON BOSTON STATE ROAD. - No recommendation made.

8-12-87

WEGMAN'S SUPERMARKET - MC KINLEY PLAZA

Mr. Mike Archangel presented a revised site plan for the proposed Wegman's which will be located in the McKinley Plaza across the street from the Mall. The following comments were submitted by:

ENGINEERING -

Our comments on the plans dated July 28 and August 7, consisting of 3 sheets and a large package of drainage calculations.

A preliminary review of the drainage calculations indicates that they look alright as to basic design criteria etc. On the plans we recommend that protective barriers be erected around the McKinley-Main Chamber Wingwall which is 9' deep and also at the outlet end which is 23 feet deep. We have not seen the site plan or the storm sewer plan and will comment when we see them. JACK GILBERT.

BUILDING INSPECTION - J. LAUCHERT

The main entrance way is 25' each way and the plan shows 36'. This should be change by the Erie County Highway Dept. Other points to be considered: Location of the water line, utilities, fire hydrants and roof drainage should be designated on the site plan. Detail of paving, curbs and light standards should be shown. The size of the pipe for the storm sewer as well as elevations should be designated. A landscaping plan should be made available. Detached signs must be approved by the Zoning Board of Appeals. I would like to see more information regarding the culverts. Parking is more than adequate and the 12 handicapped parking spaces more than meet code requirements.

Mr. Archangel noted that a modification permit has been made with Erie County, that a protective chamber will be implemented, and that a landscaping plan showing trees and shrubs has been presented.

Motion was made by Mr. Danyluk, seconded by Mrs. Saunders to recommend approval of the site plan for Wegmans Supermarket. Carried.

RON GAUDET - PARKING LOT EXPANSION LAKE & ABBOTT RD.

Mr. Ron Gaudet appeared before the Planning Board with a sketch of a proposed parking lot expansion for his business on Lake Avenue & Abbott Rd. A variance of 25' was granted by the Zoning Board to park within the first 35'. Applicant was advised that 6 copies of the plan will be required.

Motion was made by Mr. Danyluk, seconded by Mrs. Saunders to approve the site plan as presented showing the new display area for the parking lot. Carried.

BELL TELEPHONE UNIT - MILESTRIP ROAD NEAR TOYS R' US

Mr. Bernard appeared before the Planning Board with a site plan for a proposed mini-telephone unit to be constructed next to Toys R' Us on Milestrip Rd. They have an easement from Niagara Mohawk for the proposed structure. Board members noted that they would like to see some landscaping around the structure such as foundation plantings of approximately 6 evergreens. Comments from other departments were received as follows:

ENGINEERING -

There should be a location map.

8-12-87BELL TELEPHONE UNIT (CONTINUED)

They will have to obtain a county permit. They should coordinate with NYSDOT relative to plans for new construction on Milestrip Road.

BUILDING INSPECTION:

The proposed structure meets all zoning requirements.

Motion was made by Mr. Cary, seconded by Mrs. Saunders to approve the site plan as presented showing the location plan and to provide evergreen landscaping to the front and sides of the structure. Carried.

DENNIS DEBO - LIGHT FIXTURE BUILDING - SOUTHWESTERN BLVD.

Mr. Dennis Debo appeared before the Planning Board with a revised site plan for his light fixture building to be located on Southwestern Blvd. Zoning Board approval has been given on the site. A seal was also required for the site plan. Applicant was advised to submit 6 copies for signing.

Motion was made by Mr. Danyluk, seconded by Mrs. Saunders to approve the site plan as presented. Carried.

DAVE & STEVE AUTO GLASS - ARMOR DUELLS CORNERS ROAD

Applicant appeared before Planning Board with a site plan drawing of a proposed auto glass business to be located on Armor Duells Corner across from Hoak's. Applicant was advised to submit 6 copies for distribution. Also, a 1 page EAF will be required for filing. Landscaping should also be designated on the site.

Motion was made by Mr. Gaughan, seconded by Mr. Danyluk to approve the site plan as presented. Carried.

TOM JONES - PRODUCE STAND - SOUTHWESTERN BLVD. & PLEASANT - ZONED R-A.

Mr. Tom Jones appeared before the Planning Board with a survey of property which his grandfather owns on Southwestern Blvd. & Pleasant. Mr. Jones has a seasonal produce stand. He presented a survey of his grandfather's property as well as a permit from the State D.O.T. Applicant was advised that he was in compliance with the R-A zone and no other action was necessary.

TOWN WIDE WATER STUDY - INFORMATION SESSION

Mr. John Reid of R&D Engineering appeared before the Planning Board to present a study to evaluate water service in the Town of Hamburg. Approximately 263 homes and buildings do not have water service. This approximately comes to 470 people. A survey card was sent to each resident. One hundred thirteen people are in favor of having water brought to their homes and 46 were opposed. Eighteen of those have private wells and 15 are using cisterns. It would cost approximately \$325 to \$475 per year for homeowners to tie into the service.

8-12-87

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

RESPECTFULLY SUBMITTED,

George Danyluk
GEORGE DANYLUK, SECRETARY
PLANNING BOARD

NEXT MEETING DATE:

SEPTEMBER 16, 1987
7:30 P.M.

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

August 13, 1987

TO: THE TOWN BOARD

Rezoning Petition of MCB Properties -
Lakeview Road

At the regular Planning Board meeting held on 8-12-87 the following recommendation was made on MCB Properties on Lakeview Road.

Motion was made by Mr. Danyluk, seconded by Mrs. Saunders to recommend approval of the rezoning for the following reasons:

1. There is existing commercial development nearby. The parcel had been zoned C-2 in the previous ordinance.
2. The addition of a storage warehouse facility will not have an adverse affect on the existing infrastructure.

Sincerely,

TOWN OF HAMBURG PLANNING BOARD

G. Gerald Valgora
G. Gerald Valgora, Chairman

GGV:tad

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August 13, 1987

TO: Supervisor Jack Quinn
Town of Hamburg

SUBJECT: Site Plan Approval for Wegmans - McKinley Plaza

At the Planning Board meeting of 8-12-87, a motion was made by Mr. Danyluk, seconded by Mrs. Saunders to recommend Town Board Approval of the Wegman's Super-market site plan which is to be located in the McKinley Plaza.

Could you prepare a resolution for the next Town Board meeting pertaining to this project.

Sincerely,

TOWN OF HAMBURG PLANNING BOARD

G. Gerald Valgora
G. Gerald Valgora, Chairman

GGV:tad

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August 13, 1987

TO: THE HAMBURG TOWN BOARD

REZONING PETITION OF JOHN BOSSE - FROM R-1 TO R-2
SHOREHAM DRIVE - OLD LAKE SHOREHAM

At the Planning Board meeting of 8-12-87 the following recommendation was made on John Bosse Proposed Rezoning from R-1 to R-2 on Shoreham Drive for the following reasons:

1. The adjacent property across the street is zoned R-2.
2. The developer owns both sides of the street and this would lend itself to compatible development.
3. The Clifton Heights Subdivision is zoned R-2 and this would be compatible with it.
4. The character of the general area is smaller lot sizes.
5. It is in general conformance with the master plan.

Sincerely,

TOWN OF HAMBURG PLANNING BOARD

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G. Gerald Valgora, Chairman

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TO : Town Planning Board
FROM: Town Engineer Gilbert
DATE: August 12, 1987
SUBJ: SITE PLAN REVIEW
Wegmans
Storm Water Management Plan

Our comments on the plans dated July 28 and August 7, 1987 consisting of 3 sheets and a large package of drainage calculations.

A preliminary review of the drainage calculations indicates that they look alright as to basic design criteria etc.

On the plans we recommend that protective barriers be erected around the McKinley-Main Chamber Wingwall which is 9 feet deep and also at the outlet end which is 23 feet deep.

We have not seen the site plan or the storm sewer plan and will comment when we see them.


John J. Gilbert, Jr.

JJG, Jr./jnl

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TO : Town Planning Board
FROM: Town Engineer Gilbert
DATE: August 12, 1987
SUBJ: SITE PLAN REVIEW
N.Y. Telephone W.I.
Mini Hut on Milestrip Rd.

Our comments are on the plans dated July 29, 1987 consisting of 5 sheets.

- There should be a location map.
- They will have to obtain a county permit.
- They should coordinate with NYSDOT relative to plans for new construction at Mile Strip Road.

Since you have only 2 copies of the plans we are returning this one to you.

John J. Gilbert, Jr.

JJG, Jr./jnl

Encl.

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TO: PLANNING BOARD

RE: NEW YORK TELEPHONE MINI-HUT, MILESTRIP ROAD WEST OF TOYS R
US.

SITE PLAN REVIEW

It is zoned C-2 General Commercial Districts and under 29-73 A18c this is a permitted use. Public Utility Storage Service Building yards, this is a service building. No doubt it is a need for the Telephone Company to construct this building in this area to better service their customers. This meets all the Zoning requirements as far as set back front, sides and rear.

It is also located 100 feet from the right-of-way of Milestrip Road and in the Niagara Mohawk Powerline right-of-way. No doubt they have a easement or permission from Niagara Mohawk to construct it. When they are ready for the Building Permit I will try to assist them to help them make it convenient to obtain a Building Permit.

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

Sincerely,

John J. Lauchert (RM)

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

JJL/cac

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TO : Town Planning Board
FROM: Town Engineer Gilbert
DATE: 8-6-87
SUBJ: SITE PLAN REVIEW
NURMI RESTAURANT ON S.W.BLVD.

Following are our comments on a review of two sheets of plans last revised on 7/20/87.

Sheet 1 of 2

- We need a detail of the proposed paving for the parking lot.
- Need parking bumpers or curbing around the outside of the parking lot.
- Need NYS DOT approval of the project and access onto S.W. Blvd.
- Show roof drains connecting to storm sewer.
- We question the removal of the storm sewer running northerly from S.W. Blvd.
- Recommend a swale along the northerly line running to the ditch.

Sheet 2 of 2

- Rim elevations of manholes to be set 6 inches above adjacent ground in undeveloped areas and 2 inches in developed areas.
- Adjust invert of new 6 inch line at MHI so it is same as top of existing line.
- Bldg. Inspector should comment on testing notes to be added.


John J. Gilbert, Jr.

JJG, Jr./jnl

cc: Building Inspector