

TOWN OF HAMBURG

PLANNING BOARD MINUTES

8-13-86

The Town of Hamburg Planning Board met in regular session on Wednesday, August 13th, 1986 at 6:30 p.m. in joint session with members of the Town Board and Board of Zoning Appeals.

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.

TOWN BOARD: Supervisor Jack Quinn
Councilman Sally Stephenson
Jean Peterson, Town Attorney

BOARD OF APPEALS: Charles J. Moore
George Swanekamp
Norton Boldt
Guy Van Baalen, Atty.
Jack Lauchert, Building Inspector

The session from 6:30 p.m. until 8:00 p.m. was held for the purpose of reviewing the proposed zoning law which is to be adopted in the next few months. Areas of discussion centered on the new districts, as well as:

1. Special Use Permits - Satellite Dish Antennas. Such antennas should be placed in the rear yard as unobtrusive as possible, placed on permanent foundations with a dull finish.
2. A better definition of Adult Uses is to be submitted by Guy Van Baalen.
3. A written submission by Jack Lauchert was reviewed. Members were encouraged to submit their comments to the Planning Department as soon as possible.

Next session for review was set for September 10th at 6:30 p.m. Notification to be sent to all members.

TRUCK WORLD - (FORMERLY LEISURELAND) - CAMP ROAD

Mr. Vic Liberatore appeared before the Planning Board with a plot plan of improvements for Truck World which is the Leisureland site on Camp Road. Communications were received from the Town Engineer and the Building Inspector with the following requests:

1. Storm water drainage must be designated on the site plan.
2. If original parking lots are to be expanded at the present time, it should be shown.
3. Elevations are required. Storm sewer run off should be designated.
4. Detail of paving should be reflected.
5. Bumper blocks should be shown as well as parking lot lighting.

Mr. Liberatore noted that he is willing to show the elevations when it comes time to break ground for the canopy, pumps and the office building.

Motion was made by Mr. Crandall, seconded by Mr. Danyluk, to approve a site

8-13-86

plan, dated 8-13-86 less the areas delineated for the rear parking lot, including potential drainage. Carried.

(Approval was given for the pump islands, the canopy, a 40' x 40' office building, a 2 bay garage, and 5 underground tanks.)

Reports were received from the Conservation Board signing off on the Wetsell's Tool rental, Todora Professional Office building, and Firestone@Tire. See Attachments.

FIRESTONE STORE - MC KINLEY MALL OUT PARCEL - SITE RELOCATION

Mr. Roberts, representing the Firestone developer appeared before the Planning Board with revised drawings for the Firestone store. Originally, Firestone was to be built on an outparcel which had to be relocated for the Busy Beaver site.

Comments were received from Engineering and Building Inspection as well as the Conservation Board. The Conservation Board noted that the building will be visible on all four sides and stated concern of any outside storage of tires and waste.

The Engineering Dept. noted the following:

1. A fire hydrant is required at the entrance to the site.
2. Storm sewer should be designated showing pipe length and slope.
3. Cleanouts should be replaced with catch basins.
4. A catch basin should be installed at the low point and the curb and pavement detail should be indicated.

The Building Dept. noted the following:

1. Storm sewer to be designated as well as rip wrap to prevent erosion should be installed.
2. Recommendation was made of high pressure sodium for parking lot lighting.
3. The monument sign requires Zoning Board approval.

RESOLVED, that the Planning Board forward a favorable recommendation to the Town Board for approval contingent upon Engineering and Building Inspection changes. Motion was made by Mr. Cary, seconded by Mr. Gaughan. Carried.

The minutes of the meeting of 7-23-86 were approved on motion of Mr. Cary, seconded by Mrs. Saunders. Carried.

Motion to adjourn the meeting was made by Mr. Danyluk, seconded by Mr. Cary. Carried. Meeting adjourned at 9:05 p.m.

RESPECTFULLY SUBMITTED,


GEORGE DANYLUK, SECRETARY

NEXT MEETING: SEPT. 10, 1986
6:30 P.M.

TOWN OF HAMBURG

S-6100 SOUTH PARK AVENUE • HAMBURG, NEW YORK 14075 • (716) 649-6111



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Supt. of Highways
RICHARD A. SMITH

Receiver of Taxes
ROBERT A. MARS

August 13, 1986

ZONING ORDINANCE

CURRENT DISTRICTS

R-A
R-E
R-1
R-2
R-2
R-2
R-3
C-1
C-1
C-2
R-C
-
M-1
M-2
-

NEW DISTRICTS

R-A
R-E
R-1
R-2
R-3
R-4
R-5
NC
C-1
C-2
C-3
M-1
M-2
M-3
PUD

MAJOR POLICY CHANGE

1. Existing R-2 broken into R-2, R-3 & R-4 to better define multi-family areas.
2. No residential uses to be allowed in commercial areas.
3. Delete (R-C) strip zoning along major highways.
4. Creation of Industrial Park - R&D District
5. Creation of Planned Unit Development District
6. Creation of standards for Special Use Permits
7. Increase R-A lot size from 1-2 acre to 2 acres.
8. Prohibiting truck dispatch offices in commercial districts.

Additional Policy questions to resolve

1. Prohibition of all political campaign signs.
2. Temporary signs previously prohibited.

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7-23-86

TO : Town Planning Board
FROM: Town Engineer Gilbert
DATE: 7-23-86
SUBJ: Site Plan Review
Leisureland

Following are comments on an updated site plan received in our office on 7-21-86.

- There is no Professional Engineer stamp.
- There is no dustfree pavement detail.
- There is no storm drainage plan showing pipes with sizes, elevations and lengths etc.
- There is nothing shown to indicate sanitary sewer and water service to the new building.
- There is an open ditch shown near Camp Road. A larger portion than is shown enclosed is actually enclosed in a pipe which is too small. During storm events the parking lot does flood and act as a detention pool.
- In the area they are proposing for parking in the south part of the parcel there are several existing utility poles which will have to be relocated.
- The street number of the existing facility is S-5220 Camp Road. It is not shown.
- Commerce Park Subdivision abuts the parcel on the south. There may be a problem with clashing of uses.

Very truly yours,


John J. Gilbert, Jr.
Town Engineer

JJG, Jr./lmj
attach.

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August 8, 1986

SITE PLAN REVIEW: TRUCK WORLD, S-5220 CAMP ROAD

TO: PLANNING BOARD MEMBERS

It appears that the shrubbery at the main entrance on Camp Road is in the entrances for the cars as well as for the trucks. This should be surrounded by curbs, so that cars do not run into the shrubbery.

Storm water drainage must be listed and shown on the plan to drain the existing parking lot as well as the new proposed parking lot. Eventually the lot will no doubt be paved. The water must run to the storm sewers or go to the open ditch. If the original parking lots are to be expanded at the present time, this should also be shown on the plan. Including the parking area to the rear of the main building where the former swimming pool was located; which has been demolished and filled in, and no doubt will be an additional parking area. I do not recommend that black top be placed on top of this fill area, because it will settle over the winter. A year should at least transpire before permanent black top is placed on the site.

I must know the elevation. The word pitch is not enough. I also have to know where the storm sewers are going to go to carry the storm run off water, as well as the down spouts for the roof of the new addition. We want to try to eliminate some of the drainage problems that we have been plagued with in the past. I would like to have it shown on the plan where the limit of the crushed stone pavement section will be, and what will be the time table for black topping the entire site as shown on the plan. A detail of paving should also be listed on the plan.

Where truck parking is up against the fence, the fence is on the Thru-Way property, the bumper block should be spaced at least 6 foot from the fence, so that when the trucks back into these areas, they will not run into the fence. Parking lot lighting should also be shown on the plans.

Sincerely,

John J. Lauchert, C.P.C.A.
Building Inspector

JJL/km



Town of Hamburg Conservation Advisory Board

S-6100 SOUTH PARK AVENUE HAMBURG, NEW YORK 14075

WORKSHEET FOR REVIEW OF PROPOSED ACTION

Trivestone Tire

SEQR Application No. _____

Reviewed by Conservation Advisory Board Member Leona Rockwood

Possible Environmental Concerns	Resolution of Environmental Concerns
1. Disposal of oil, grease, other materials.	Check plans for disposal to be sure it is appropriate, such as recycling oil, etc.
2. The structure and business activities will be in full view on all 4 sides. Will this business enhance or reduce the visual attractiveness of the area? both soon after construction and long after the business has been in operation?	Inquire about all 4 building sides, all 4 outside ground areas, ^{solid} tire storage, waste storage plans, future plans, etc

Purpose of this review: to identify all relevant areas of environmental concern and thoroughly analyze those areas of concern.

"Environment" means the physical conditions which will be affected by a proposed action, including land, air, water, minerals, flora, fauna, noise, resources of agricultural, archaeological, historic, or aesthetic significance, existing patterns of population concentration, distribution of growth, existing community or neighborhood character, and human health and environment.

CONSERVATION BOARD REVIEW ON TODORO PROPERTY - LEGION DRIVE

1. Existing well casing is in the middle of the proposed driveway.
2. Orange material in ditch in front of house. (groundwater with iron?)
3. Dig water well on opposite side of house from driveway - fill in.
4. Is house on septic tank or sewer?

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August 8, 1986

SITE PLAN REVIEW: FIRESTONE STORE, 3701 MCKINLEY PARKWAY, MCKINLEY MALL

TO: PLANNING BOARD MEMBERS

The storm sewer, which drains the roof leaders as well as the parking lot, drains into the drainage swail on the west side of the property. Rip wrap should be placed around the pipe to stop the erosion of water. A new hydrant must be placed on the site on the north side of the driveway, which is completely surrounded by curbs. This will be serviced by an 8 inch water line. Recommended that the sewer go directly to a drop in the existing man hole. It would be easier to clean in case there was a blockage.

In attempt to establish a visual continuity I recommend the use of High Pressure Sodium, on a maximum of a 35 ft. high pole for all of the out parcel development at the Mall site, for parking lot lighting.

All excess top soil must be removed from the site and taken to 65 acres, which is Town property, 2 miles to the south. The monument sign, which is 3 x 10 ft., must be approved by the Zoning Board of Appeals.

Sincerely,

John J. Lauchert, C.P.C.A.
Building Inspector

JJL/km

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August 13, 1986

TO : Town Planning Board
FROM: Town Engineer Gilbert
DATE: 8-13-86
SUBJ: Site Plan Review
Firestone Store at McKinley Mall

Following are comments on review of sheet A-1 dated 7-25-86:

- a fire hydrant will be required at the entrance to the site
- revise the contact names as indicated
- for the storm sewer show pipe length and slope
- the cleanouts at bends in the storm sewer should be replaced with catchbasins
- there should be a catchbasin installed at the lowpoint of the curb and pavement as shown

Very truly yours,

John J. Gilbert, Jr.

JJG, Jr./lmj
cc: Jack Louchart
attach.

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LOCAL LAW TOWN OF HAMBURG ZONING LAWS 1986

CHAPTER 29

Wednesday July 23, 1986, 10:00 P.M.

TO: Charlie Spinner, Chairman of the Zoning Board of Appeals.
Guy Vanbalan esq., Attorney of the Zoning Board of Appeals.

I just completed after 7 long hours in reviewing the New Proposed Zoning Code. I have some comments concerning the writing of it. I know that you should review the code and make your comments known to the members of the Planning Board especially George McKnight the planner, and probably the Town Board if you so wish so your comments can be considered.

Sincerely,

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

JJL/cac

encl.

cc: George McKnight

PROPOSED ZONING CODE

CHAPTER 29 - 1986

PROPOSED CODE:

- 29-10 D (1) (a) ? SPECIALLY USED PERMIT AUTHORIZED BY THE PLANNING BOARD.
- 29-10 D (3) C *Have we violated Flood plains?* IT'S TOO BAD THAT THE TOWN OF HAMBURG PLANNING BOARD AND TOWN BOARD DIDN'T FOLLOW THE PLAN IN THE REZONING DONE IN THE LAST 2 YEARS IN CONFORMANCE WITH THE ADOPTED PLAN.
- 29-10 E (3) *current* VERY GOOD.
- 29-11 *current ord.* THE SECOND LAST SENTENCE WHERE IT SAYS THE TOWN BOARD SHOULD SAY THE PLANNING BOARD, THEN I WOULD SAY LEAVE OUT THE LAST SENTENCE COMPLETELY.
- 29-12 B *current* VERY GOOD.
- 29-17 A (14) ? APPROVAL BY THE ZONING BOARD OF APPEALS REQUIRES LEGAL NOTICE IN THE PAPERS, PUBLIC HEARINGS AND NOTIFY ADJACENT PROPERTY OWNERS. PLANNING BOARD RECOMMENDATIONS BEFORE BEING SENT TO THE ZONING BOARD OF APPEALS.
- 29-17 E (14) *in 29-203.3* SATELITE DISH ANTENNA, THIS IS A SPECIAL USE PERMIT WHICH MUST BE APPROVED BY THE PLANNING BOARD UNDER ARTICLE XXXV. I FEEL THAT IT SHOULD BE PERMITTED USE AND THE REGULATIONS FOR A SATELITE DISH ANTENNA SHOULD NOT EXCEED 18 FT. IN HEIGHT, IT SHOULD NOT BE LOCATED IN THE REQUIRED FRONT YARD OR SIDE YARD. IT SHOULD BE SET BACK FROM EACH PROPERTY LINE OR BUILDING THE HEIGHT OF THE SATELITE DISH. THE HEIGHT OF THE SATELITE DISH, RECOMMENDED THAT IT BE PLACED IN THE MIDDLE OF SOMEONE'S REAR YARD IF IT'S PLACED ON THE ROOF OF A COMMERCIAL BUILDING IT SHOULD NOT EXCEED MORE THAN 35 FT. ON A RESIDENTIAL BUILDING IT SHOULD NOT BE MORE THAN 18 FT. HIGH OR EXCEED 5FT. ABOVE THE RIDGE OF THE ROOF, OR THE HIGHEST PART OF THE ROOF TO WHICH IS ATTACHED. IT SHOULD ALSO BE OF A DULL FINISH, SO IT DOES NOT PRODUCE A GLARE. THE ZONING BOARD OF APPEALS KNOWS HOW MANY OF THESE THEY HAD RECENTLY AND I KNOW THEY ARE LARGE NOW IN SIZE, THEY ARE 8,9, 10, 12 FT. IN DIAMETER, I THINK THEY ARE BECOMING SMALLER AND BE AS COMMON AS TELEVISION ANTENNAS. IT SHOULD NOT BE APPROVED BY THE PLANNING BOARD BECAUSE THAT ONLY HOLDS PEOPLE BACK.

BECAUSE PLANNING BOARD USUALLY REVIEWS SPECIAL USED PERMITS WHICH REQUIRES SITE PLAN APPORVAL, AND THIS WOULD BE A LARGE EXPENSE FOR PEOPLE. IT WOULD BE ANOTHER LARGE EXPENSE TO PUT UP SAT-ELITE ANTENNAS.

→ 29-17 CD



OMIT. THESE REGULATIONS ARE COVERED UNDER 29-20CD.

29-18 A

want low density in R/A so won't have sewers

FARMERS HOUSING ASSISTANCE F.H.A. HAS A MAXIMUM HALF ACRE LOT SIZE WERE FUNDING AS AVAILABLE THROUGH THIS LENDING AGENCY TO QUALIFIED PEOPLE. BUT IT SHOULD BE 10,000 SQUARE FEET PER SEWERS AND 20,000 SQUARE FEET FOR NON-SEWERS.

29-17 B (2) *in current ordinance*

NON-ALCOHOLIC BEVERAGES, WHO YOU KIDDING? (OMIT)

29-24 B (7) *current ord* VERY GOOD.

29-26 D ? *why*

SHOULD BE 18 FEET AND ALL THE OTHER ONES 16 FEET.

29-31 B (6) (7) *current* VERY GOOD.

29-38 4 A ? ?

→ 29-47 A



TWO IS SPFELLED WRONG.

→ 29-52 *agree*

R FOUR GENERAL RESIDENTS DISTRICT: PLACE IN R-3, IS THIS REALLY NEEDED?

29-73 A

NO RESIDENTIAL HOUSING SHOULD BE PERMITTED. BOY THAT MAKES IT TOUGH, I KNOW THAT IS COVERED LATER ON OTHER PARTS OF THE CODE ON MANY OF THE EXISTING.

29-73 A c *current ord*

NO SALE OF ALOCHOLIC BEVERAGES FOR CONSUMPTION ON PREMISES SHALL BE PERMITTED. COME ON NOW WE ARE BIG BOYS, WHO YOU TRYING TO KID? I'LL TELL THE BAPTIST PEOPLE, YOU TELL THE IRISH, GERMAN, ITALIAN, POLISH AND OTHERS.

29-73 B (3) (b) *current ord*

I DON'T THINK THAT IS THE RIGHT NUMBER BECAUSE THAT INCLUDES RESTAURANTS AND THAT'S NOT A PROPER NUMBER, I THINK THAT SHOULD BE OMITTED COMPLETELY.

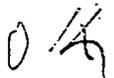
29-80 A 1 *current ord*

OPEN RETAIL SALES, PLEASE DEFINE THAT.

→ 29-94 c (3) *current ord but can add*

SHOULD STATE STORAGE OF FLAMMIBLE LIQUIDS SHALL BE ENTIRLEY UNDERGROUND AND IN STORAGE TANKS TO CONFORM WITH THE NEW YORK STATE UNFIORM PREVENTION AND BUILDING CODE, AND THE TOWN OF HAMBURG FIRE PREVENTION CODE CHAPTER XIII.

→ 29-101 C



STORAGE OF FLAMMIBLE SHALL BE ENTIRLEY UNDERGROUND AND IN STORAGE TANKS TO CONFROM WITH THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE, AND THE TOWN OF HAMBURG FIRE PREVENTION CODE CHAPTER 13.

? 29-108 A (12) *in current ord*

OPEN STORAGE YARD NOT OTHERWISE LIMITED IN THIS SECTION INCLUDING JUNK YARDS AS REGULATED AND APPROVED BY THE TOWN OF HAMBURG TOWN BOARD.

29-108 C (1A)

art XX ←

THESE REGULATIONS SHOULD ALSO CONFORM TO THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE TOWN OF HAMBURG FIRE PREVENTION CODE CHAPTER 13. UNDER ARTICLE XX I HAVE QUESTIONED IN MY MIND SO MANY TIMES ABOUT PLAN UNIT DEVELOPMENT DISTRICTS IS IT LEGAL? BUT IT MAKES AN EASY WAY TO DEVELOP THE WHOLE TOWN OF HAMBURG. IT WOULD MAKE IT EASIER FOR THE TOWN BOARD ON RE-ZONING AND THE PLANNING BOARD ON MANY OF THEIR JUDGEMENTS AS WELL AS THE ZONING BOARD OF APPEALS.

→ 29-128 *★ added*

PARKING SPACES AT LEAST 18 FEET LONG, AND 9 FEET WIDE. HANDICAPPED SPACES FOR THE REGULATIONS OF ANSI 1980 117.1

? 29-133 *current ord*

SHOULD BE OMITTED, IT IS COVERED IN OTHER PARTS OF THE CODE.

29-140 *current ord*

AFTER BUILDING INSPECTOR SHOULD ALSO SAY CODE ENFORCEMENT OFFICER.

29-141 A *current ord*

AFTER BUILDING INSPECTOR SHOULD ALSO SAY CODE ENFORCEMENT OFFICER.

29-144 *current ord*

I THINK YOU SHOULD CROSS OUT NO SIGN PERMITS BE REQUIRED.

? 29-144 B ? *automatic*

SHOULD ALSO STATE MUST CONFORM TO 29-167.

29-145 *current ord*

SHOULD CROSS OUT NO SIGN PERMITS BE REQUIRED.

? 29-145 A

MUST CONFORM TO 29-167.

? 29-145 C (1)

CONFORM TO 29-167.

? 29-C (2)

AT THE END CONFORM TO 29-167.

? 29-145 D

CONFORM TO 29-167.

? 29-145 F *★*

I THINK YOU SHOULD BITE THE BULLET AND REMOVE THIS FULL SECTION. LET'S SEE HOW MUCH YOU WANT TO CLEAN UP THE TOWN OF HAMBURG, ESPECIALLY IN NOVEMBER. ADD POLITICAL SIGNS TO 29-143.

even temporary & portable signs?

*Fran Metz & Blasdell
Sign firm.*

- 29-146 B ? CONFORM TO 29-167
 - 29-146 C ? CONFORM TO 29-167
 - 29-148 *current ord* OMIT NO SIGN PERMIT SHALL BE REQUIRED.
 - 29-148 B (4) ? CONFORM TO 29-167 ,
 - 29-148 B (6) *current ord* OMIT THE WHOLE SECTION.
 - 29-149 *current ord* REMOVE NO SIGN PERMIT SHALL BE REQUIRED.
 - 29-150 A (1) ? MUST ALSO CONFORM TO 29-167.
 - 29-152 F (6) ? ADD CONFORM TO 29-167.
 - 29-153 B ? *current ord* EXISTING SIGNS SHALL BE INCLUDED IN THIS COMPUTATION THIS WILL MAKE THE TWO MALL PYLON SIGNS NON CONFORMING.
 - 29-154 ? F CONFORM TO 29-167.
 - 29-157 A VERY GOOD, LONG OVERDUE, THANK YOU.
 - 29-157 D ? ADD NUMBER THREE AND STATE THAT S CONFORM TO 29-167.
 - 29-167 *current ord* VERY GOOD.
 - 29-168 B (1) *current ord* OMIT THE WHOLE PART. THAT IS NOT RIGHT.
 - 29-176 *current ord* THIS GETS YOU OFF THE HOOK FOR AT LEAST 25%.
 - 29-177 *current ord* THAT GETS YOU OFF THE HOOK TOO.
 - 29-180 *current ord* CESSATION, THANKS ALOT.
 - 29-185 ★ AFTER BUILDING INSPECTOR WRITE IN CODE ENFORCEMENT OFFICER.
 - 29-186 : VERY GOOD.
 - 29-187 ★ CERTIFICATE OF OCCUPANCY.
- A. NO BUILDING HEREAFTER ERECTED SHALL BE OCCUPIED OR USED, IN WHOLE OR IN PART, UNTIL A CERTIFICATE OF OCCUPANCY SHALL HAVE BEEN ISSUED BY THE INSPECTOR, CERTIFYING THAT SUCH BUILDING CONFORMS SUBSTANTIALLY TO THE PERMIT AND THE REQUIREMENTS OF LAWS, ORDINANCES AND RULES APPLYING TO BUILDINGS OF ITS CLASS AND KIND. NO BUILDING HEREAFTER ENLARGED OR EXTENDED, OR SO ALTERED IN WHOLE OR IN PART AS TO CHANGE ITS CLASSIFICATION,

delete zoning compliance?

AND NO BUILDING HEREAFTER ALTERED FOR WHICH A CERTIFICATE OF OCCUPANCY HAS NOT BEEN HERETOFORE ISSUED SHALL BE OCCUPIED OR USED, IN WHOLE OR IN PART, UNTIL A CERTIFICATE OF OCCUPANCY SHALL HAVE BEEN ISSUED BY THE INSPECTOR, CERTIFYING THAT THE WORK FOR WHICH THE PERMIT WAS ISSUED HAS BEEN COMPLETED SUBSTANTIALLY IN ACCORDANCE WITH THE PERMIT AND THE PROVISIONS OF LAWS, ORDINANCES AND RULES APPLYING TO SUCH ALTEPATION.

B. IN ADDITION TO THE CERTIFICATION AS TO COMPLIANCE WITH THE PERMIT AND THE PROVISIONS OF LAW, CERTIFICATES OF OCCUPANCY SHALL STATE THE PURPOSES FOR WHICH THE BUILDING MAY BE USED, IN WHOLE OR IN ITS SEVERAL PARTS, AND MAY CONTAIN SUCH SPECIAL STIPULATIONS AS THE CIRCUMSTANCE OF THE CASE MAY REQUIRE, CONSISTEN WITH THE PROVISIONS OF LAW AND ORDINANCE,

C. A CERTIFICATE OF OCCUPANCY SHALL BE ISSUED WITHIN TEN (10) DAYS AFTER APPLICATION THEREFOR IF THE BUILDING AT THE TIME SUCH APPLICATION IS NOT UNLAWFUL, WHICH CERTIFICATE MAY BE ENDORSED UPON THE BUILDING PERMIT.

WHERE YOU HAVE CERTIFICATE OF ZONING COMPLIANCE. IT SHOULD STATE CERTIFICATE OF OCCUPANCY IN TWO SPOTS.

VERY, VERY GOOD. I AM PEALLY PLEASD THAT YOU PUT THAT IN THERE. THE ONLY THING IS THAT YOU HAVE TO FOLLOW IT, THE PALNNING BOARD HAS TO FOLLOW IT.

CHANGE THE LAST WORD TO OCCUPANCY. THE SPECIAL USE PERMITS ARE UNDER ARTICLE XXV , WHICH ARE APPROVED BY THE PLANNING BOARD AFTER A PUBLIC HEARING WHICH " WERE FORMALLY DONE BY THE ZONING BOARD OF APPEALS ARE NORMALLY ALL COVERED UNDER A SITE PLAN REVIEW BY THE PLANNING BOARD. WEITHER IT BE A WIND ENERGY CONVERSION SYSTEM , A NURSERY SCHOOL OR DAY SCHOOL, COMMERICAL TYPE RADIO OR TELEVISION TRANSMISSION FACILITIES, PRIVATE AIRPORT AND HELIPTS , COMMERICAL PICNIC GROUNDS AND GROVES. WHAT I THINK THAT SATELITE DISH ANTENNAS SHOULD BE A PERMITTED USE, AND I THINK BARNS FOR NON-AGRICULTURAL STORAGE PURPOSESSHOULD ALSO BE A PERMITTED USE SUBJECT TO ZONING BOARD OF APPEALS APPROVAL.

WHERE IT SAYS TOWN AND BUILDING INSPECTOR, ALSO PUT CODE ENFORCEMENT OFFICER.

WHERE IT SAYS CERTIFICATE OF ZONING COMPLIANCES SHOULD SAY CERTIFICATE OF OCCUPANCY, PAGE 107

→ 29-191 ★

29-194 *current ord.*

→ 29-199: A c ★

→ 29-203.6 ★

→ 29-206 ★

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July 23, 1986

TO: HAMBURG TOWN BOARD

REZONING PETITION OF RICHARD IZZO ON CAMP ROAD NEAR KNIGHTS
WAY FROM R-A to R-2 for MULTIPLES

At the Planning Board meeting of July 23, 1986 motion was made by Mr. Danyluk, seconded by Mr. Cary to forward a favorable recommendation to the Town Board for rezoning of the Richard Izzo property on Camp Road and Knights Way from R-A to R-2 for multiples for the following reasons:

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

G. Gerald Valgora
G. GERALD VALGORA, CHAIRMAN
TOWN OF HAMBURG PLANNING BOARD.

Town of Hamburg

Supervisor
JACK QUINN, JR.

Councilmen
D. MARK CAVALCOLI
JAMES F. CONNOLLY
DANIEL J. HENRY
SALLY A. STEPHENSON



Town Attorney
JEAN PETERSON

Town Clerk
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Supt. of Highways
RICHARD A. SMITH

Receiver of Taxes
ROBERT A. MARS

S-6100 SOUTH PARK AVENUE - HAMBURG, NEW YORK 14075
TEL: (716) 649-6111

July 24, 1986

Mr. Joseph Latona
Latona Associates
C/O Union Street
Hamburg, New York 14075

SUBJECT: Rezoning Petition of Richard & Nicholas
Izzo - Camp Road and Knight's Way

Dear Joe:

The Planning Board, at its meeting of 7-23-86 made a favorable recommendation to the Town Board for the rezoning. However, the plot plan for the street and lot layout is not acceptable.

A revised site plan will be required when it comes time for the site plan review.

Sincerely,

TOWN OF HAMBURG PLANNING BOARD

G. Gerald Valgora
G. Gerald Valgora
Chairman

GGV:tad

TOWN OF HAMBURG

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7-23-86

TO : Town Planning Board
FROM: Town Engineer Gilbert
DATE: 7-23-86
SUBJ: Site Plan Review
Leisureland

Following are comments on an updated site plan received in our office on 7-21-86.

- There is no Professional Engineer stamp.
- There is no dustfree pavement detail.
- There is no storm drainage plan showing pipes with sizes, elevations and lengths etc.
- There is nothing shown to indicate sanitary sewer and water service to the new building.
- There is an open ditch shown near Camp Road. A larger portion than is shown enclosed is actually enclosed in a pipe which is too small. During storm events the parking lot does flood and act as a detention pool.
- In the area they are proposing for parking in the south part of the parcel there are several existing utility poles which will have to be relocated.
- The street number of the existing facility is S-5220 Camp Road. It is not shown.
- Commerce Park Subdivision abuts the parcel on the south. There may be a problem with clashing of uses.

Very truly yours,


John J. Gilbert, Jr.
Town Engineer

JJG, Jr./lmj
attach.

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July 23, 1986

MEMO TO: PLANNING BOARD

FROM: Planning Dept.

SUBJECT: Leisureland Site Plan

Liberatore Brothers have been revitalizing Leisureland. A new use they are proposing to bring in is trucking with dispatch offices (ala 7 corners) but not a transfer station.

Because of the scale, the site plan is difficult to read. New items shown on the site plan are:

1. A concrete wall to direct truck traffic to the east and automobile traffic to the west.
2. A series of gas and diesel pumps on the east side.
3. Two new buildings on the east side; a garage for minor repairs and an office for collecting fuel fees and providing restrooms.
4. One hundred truck parking spaces are shown. The spaces are 70 feet deep. The aisles however, are only 70 feet wide and this might not be sufficient for a truck to pull out of a parking slot.

Corrections that are needed:

1. Widen truck parking aisles.
2. Show the limit of paved vs. stoned area for parking.
3. Date the drawing.
4. Seal the drawing by someone with the necessary professional license.
5. Prepare an environmental assessment.

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July 21, 1986

TO: Planning Board

RE: Alterations and additions to Leisure Land, Camp. Road
Hamburg.

The proposed construction area on the plan is too large of an area to be drawn on such a small sheet of paper. The plan must be stamped by a licensed architect or engineer licensed in the state of New York. Proposed curbing should be placed along the fence line to stop the trucks from backing into the fence. A separation between the paved area where a detailed of the paving should be shown on the plan and the dust free area so it is defined where the paved area is stopped.

I need a plan that shows the drainage so that we can have proper water run off. Also, I need elevations on the plan to show the slope of the ground, so water will flow in the right direction. An entrance for trucks and cars should be detailed better on the plans. All plans used in new proposed construction must be stamped by a licensed architect or engineer licensed in the state of New York and conform to the New York State Uniform Prevention Building Code.

Sincerely,

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

JJL / cac