

TOWN OF HAMBURG PLANNING BOARD AGENDA

DATE: August 17, 1988

TIME	NAME	PURPOSE
7:00 P.M. XXXX	MEETING WITH CONSERVATION - EXECUTIVE MEETING	OPEN SPACE POLICY AND ACCEPTANCE OF DONATED LAND
8:00	Mike Archangel Tasseff Sub.	East Eden Rd. Phasing Plan
8:20	Mrs. Gerace Motorcycle repair to change to open air market	6368 Southwestern Blvd. (627-7643)
8:40	Paul Bastian Hamburg School Car Sv.	Amsdell & South western site plan review
9:00	(893-2118-Tom) Decorator Carpets	5961 Camp Road Warehouse addition
9:20	Karen Holleran - Andre	Ice Cream Parlör 20 & Rogers 648-7522
9:40	West-Herr Ford Camp Rd. & Southwestern	(no one will be present) To be rejected for Zoning Bd. Code req. 35', actual 10', var. reqd. 25'
10:00		

Approval of Minutes

Regina Johnson - Cathie Linder

TOWN OF HAMBURG

PLANNING BOARD MINUTES

8-17-88

The Town of Hamburg Planning Board met in regular session on Wednesday, August 17th, 1988 at 7:00 p.m. in the Hamburg Town Hall.

Members attending included: Chairman Richard Crandall, G. Gerald Valgora, Elgin Cary, Sandy Carnevale, Gerard Koenig, Dennis Gaughan. Others attending included: George McKnight, and Terry Dubey, Stenographer.

A 7:00 p.m. session was called to meet with the Town Conservation Board to discuss open space and possible land acquisition within the Town. Present from Conservation were: Councilman Mark Cavalcoli, liaison to the Town Board, Chairman Duke Spittler, Ray Vaughan, Terry Schultz, Mr. P. Schultz, John Daleo, Pat Steele, Jay Piersanti, and Dr. Andrie. A main concern shared by both boards is to improve on areas leading to the Town, and to preserve pieces which are near the lineal corridor. An open space concept has been in affect since 1972. A committee is to be established to designate priorities as to what should remain in its natural state, or forever wild. A brochure has been printed by the Conservation Board as to ways that people could donate land to the town for preservation purposes. A suggestion was made that this brochure should be sent to local attorneys as many times people will donate property as some form of memorial. A suggestion was made to increase recreation fees, require performance bonds, increase land fees for commercial and industrial use, and the implementation of more landscaping plans. A sub-committee comprised of 2 Planning Board members and 2 Conservation Board members should outline some goals within the next 6 weeks for presentation at a Town Board work session. From Planning, Elgin Cary and G.Koenig will represent; from Conservation, Bob Andrie and Ray Vaughan have been selected as well as the liaison, Mark Cavalcoli.

BELL'S ADDITION - SOUTH PARK AVENUE - BENCHMARK DEVELOPMENT

Mr. George Underhill, Architect representing Bell's appeared before the Planning Board on a 6,000 s.f. addition to be located on the northern side of the Bell's Plaza. There will be 4 stores included with 1500 s.f. tenant space. At the present time, this will house Little Caesar's which is a take out pizza service, a mailing service, and 2 un-named tenants. The proposed addition will abut the present supermarket. It was noted that some type of landscaping plan should also be made available. The following information was received:

BUILDING INSPECTION:

The proposed new building, which is 80' x 75', will require 26 more parking spaces as well as extra parking for the restaurant for approximately 62 spaces. Three spaces should be designated for handicapped parking. No parking is permitted within 50' of the building. Rounded curbs, poured in place, should be designated on the site plan. What about signage, and the handicapped ramp should be shown.

ENGINEERING - Comments are forthcoming, see attachment.

Applicant was advised to revise the site plan and include some type of landscaping plan.

8-17-88

TASSEFF TERRACE SUBDIVISION - EAST EDEN ROAD - ZONED R-1

Mr. Mike Archangel appeared before the Planning Board with a sketch of the Tasseff Terrace Subdivision which is located off East Eden Road. The parcel is zoned R-1. This is an information session as the subdivision has been in the works since 1978, and is being done in phases. Sixteen more lots are being proposed. A public hearing was held on the total subdivision and the Engineering Department noted that an appearance before the Planning Board was required.

PROPOSED OPEN AIR MARKET IN PLACE OF MOTORCYCLE SHOP - 6868 SOUTHWESTERN BLVD.

Mr. & Mrs. Langos appeared before the Planning Board with a survey of their property located at 6868 Southwestern Blvd. At the present time, the parcel is used for a motorcycle repair business and the Lango's would like to sell to Mrs. Gerace who is interested in the property for an open air market. A use variance is required.

Motion was made by Mr. Gaughan, seconded by Mr. Valgora to reject the site as presented for the open air market and to refer the matter to the Zoning Board of Appeals for a use variance with a favorable recommendation. Carried.

PAUL BASTIAN - HAMBURG SCHOOL CAR SERVICE - AMSDELL & SOUTHWESTERN

Mr. Stan Stoklosa appeared before the Planning Board with a site plan for the proposed Hamburg School Car Service to be located at Amsdell Rd. & Southwestern Blvd. The facility will be used to store the mini buses which ~~is~~ used by the school system. Comments were received as follows:

BUILDING INSPECTION

The proposed 60' x 60' storage building has 22 parking spaces designated. They need 4 spaces as well as 1 space for handicapped parking and parking for employees. Natural drainage should flow in an east and south direction and can be attained thru a swale. A six inch underground P.V.C. should be installed at the northerly end, underneath the proposed driveway. Stone base should be installed approximately 22' north of the proposed building for access. When Phase II is added, water should drain into the 6" line. When the future development occurs, underground receivers should be installed. Elevations are also required. A 35' setback is required, otherwise Zoning Board approval is necessary. Detail of curbing should be designated. On the building plans, the proposed floor plan is required.

ENGINEERING - JACK GILBERT

- Show septic tank and leach field area
- Show waterline size and location.
- Show storm sewer size, slope, inverts and material.
- Show roof drain going to the storm sewer or ditch.
- Show lighting location.

PLANNING

1. Show how storm drainage will be handled.
2. Will the driveway be extended?
3. Show parking spaces for all vehicles to be stored on premise.

HAMBURG CAR SERVICE (CONTINUED)

- PLANNING -
4. How much parking will be required for employee's cars.
 5. What type maintenance will be done. Will there be gas pumps?
 6. Lighting of the parking lot and building must be shown and be directed inward to the property.
 7. Any signs must be shown and must meet zoning requirements.
 8. A cross section of the pavement should be shown.
 9. Curb cuts for Amsdell Rd. will have to be approved by the County.

Applicant was requested to incorporate revisions for the Sept. 14th meeting.

DECORATOR CARPETS - 5961 CAMP ROAD - WAREHOUSE ADDITION.

Representatives from Decorator Carpets appeared before the Planning Board for a warehouse addition to be located at Decorator Carpets at 5961 Camp Road. Comments are as follows:

BUILDING INSPECTION -

This building is 36' wide x 70' long and 2,520 s.f. The addition will require 3 more parking spaces based on 29-119I. The site plan should reflect the exiting parking spaces. Setbacks are okay as the parcel is zoned C-2. Property is adjacent to the Village line of the Village of Hamburg and should be shown. The building plans should show pilasters in the 70' wall and also shows splash blocks which are not permitted. Underground storm drainage is mandatory and must flow to the storm sewer or to a dry-well. Durawall should be installed in the wall and noted on the plans on every other course. Three emergency lights are required. The trench footing should be at least 1' - 8" wide.

ENGINEERING

The roof drains are to be connected to a dry well system. Show detail and location of the dry well. The existing mainline sewer and the existing building connection to the sewer should be located to be sure there is not a conflict.

Motion was made by Mr. Gaughan, seconded by Mr. Valgora to approve the site plan contingent upon Engineering and Building Inspection changes. Carried.

ICE CREAM PARLOR - KAREN HOLLERAN - NEXT TO COPPER PENNY - RT. 20 & ROGERS

Mr. Andre and Karen Holleran appeared before the Planning Board on a site plan for a proposed ice cream parlor to be located on a separate parcel adjacent to the Copper Penny on Rt. 20 and Rogers Road. Comments to this date have not been received.

Motion was made by Mr. Valgora, seconded by Mr. Koenig to approve the site plan contingent upon Engineering, Building Inspection approval, and a landscape inventory to be designated on the site plan. Carried.

WEST HERR FORD - PARKING LOT CAMP & SOWLES

The proposed parking lot on Camp and Sowles infringes on the 35' setback. An appearance will be required at the Zoning Board. Motion was made by Mr. Cary, seconded by Mr. Koenig to reject the site plan as presented and referred to the Zoning Board with a favorable recommendation. Carried.

RELIGIOUS BOOK STORE & RESIDENCE IN FORMER JIM-BOB'S ON SOUTHWESTERN BLVD.

A couple appeared before the Planning Board for a change in use of property which was the former Jim-Bob's on Southwestern Blvd. They plan to use the parcel for a religious store and residence. A variance from the Zoning Board is required.

Motion was made by Mr. Gaughan, seconded by Mr. Koenig to reject the site plan as presented, and to forward a favorable recommendation for a use variance to the Zoning Board. Carried.

COMMUNICATIONS:

1. Letter received from J. Lauchert on site plan for Berger's and Sibley's Board is in agreement with the Building Inspector.

Minutes of the meeting of July 13, were approved on motion by Mr. Koenig, seconded by Mr. Carnevale. Carried.

Meeting adjourned at 10:15 p.m.

RESPECTFULLY SUBMITTED,

ELGIN CARY, SECRETARY
PLANNING BOARD

NEXT MEETING: SEPT. 14, 1988
7:30 P.M.