

meeting

9-2-87

TOWN OF HAMBURG

PLANNING BOARD MINUTES

9-2-87

The Town of Hamburg Planning Board met in special session on 9-2-87 at 8:00 p.m. in the Conference room of Hamburg Town Hall.

Members attending included: Chairman G. Gerald Valgora, Elgin Cary, Richard Crandall, George Danyluk, and Sally Saunders. Others present were: George McKnight, Jack Gilbert, Mark Cavalcoli, Duke Spittler, William Meyers, Monte Riefler, Malcolm MacKay, Jim Cuskovich, Chief Big Tree Fire Co., Dave Patton, Dean Messing, State Haz/Mat Team and Terry Dubey, Stenographer.

Chairman Valgora stated that the purpose of the meeting is to review a site plan for MacNaughton-Brooks manufacturing facility to be located in Ravenwood Park North off Bayview Road. The site plan was reviewed by the Conservation Board, Big Tree Fire Co., and is acceptable to the Town Engineer, Jack Gilbert, in terms of drainage and parking layout.

Mr. Monte Riefler introduced Bill Myers, who is the building contractor. Mr. Jack Ritchie, Director of Operations in the Toronto based plant, was present to explain the operation of the manufacturing facility and to answer questions on the small amount of hazardous waste which must be removed from the site. Mr. Ritchie explained that there will be retention of curbs around the building, and materials will be blocked off from the drain so that there will be no contamination of any solvents in the storm or sanitary sewer. A 50' fire lane will be maintained around the building for fire trucks. There are also two fire walls on the interior of the building and 50' of lawn will be maintained between the parking area and the front of the building. The design of roof water runoff from parking areas has been completed by Mac McKay with finished calculations that were submitted to Jack Gilbert, Town Engineer.

Mr. Ritchie explained that MacNaughton-Brooks is a coating manufacturer for the construction industry. Our function is to solve problems in coating systems. Our major volumes are coatings for floors, and coatings for walls. We have a coating system that is used in parking garages. Kalmar is designed for problems in parking areas as they begin to deteriorate. We have designed a system for Kalmar which limits corrosion. This system is a 3 part system with an epoxy sealer on concrete, followed by an elastimatic product to give it stretch; with a coal-tar epoxy which becomes the finished product. Most of the flooring systems are based on epoxy chemistry. Most of the epoxy systems are 100% solids. They are combinations of sand, epoxy, acrylic emulsion, and cement materials to make the system. They are followed by a way-layer. We also have decorative aggregates. We have Gazelhyde, a finished coating and a system called Thermal. This system is used for redecorating buildings. Styrofoam goes on first, and then the wall is sealed depending on the condition of the building. This is a latex system mixed with sand and trowled for decorative patterns. We also do all kinds of specialty items; such as membranes, airport flooring systems, and rubber systems.

The systems that we use are based on acrylic technology. They go from clear to pigmatic systems. Most of the systems are epoxy. The building is not built like a normal plant. We are governed by Sandals Chemicals out of Switzerland with a warehouse concept that has more rigid requirements than set by E.P.A. This plant will be a total containment area. The drains are sealed. The only time that they

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are unsealed is to wash material down. We do not want epoxy resins getting into sewer systems. The flammable materials are such things as reactive diluents and solvents. A reactive diluent is a solvent type material that chemically reacts with epoxy resin. It will react chemically and become 100% solvent material. These are ether types. The flash points are high such as 130° to 150°. The solvents involved are Xylo, Varsal, MEK and a new aromatic solvent called Hysol 10. This is a solvent with a flash point similar to mineral spirits. These solvents are kept in bulk storage tanks outside. We have a 13,500 gallon storage tank and 5 compartments. They will be pumped into the building in vats when needed. We use a meter system while pumping. We also have other solvents. The total building itself is a containment area and in case of fire is equipped to handle 250,000 gallons of water. Inside the building we will have solvent storage rooms in 3 areas. The largest room to contain any product will have a flash point of 80°. This would be the Varsal, the Xysol 10, and the Xylene. This room is a containment area. It will hold 50,000 gallons of water, with a sprinklered system because of insurance regulations. If there is a leak in a drum, the water is contained enough to keep the temperature down to a safe point. This is a fire resistant room with concrete block to meet all fire regulations. The solvents that are below 80° are Toluene, MEK, acetone, of one drum here or there. There is also a fire door. In the second room is space for hazardous chemicals. They are kept away from everything else. These are the curing agents for resins. These are mean products mostly primary and secondary means, and are kept in a containment area. The quantities are not large; 2 drums at most. There is cement, sand, pigments, resins and adhesives for flooring and emulsions. On materials that have a low flash point, there are no noxious gases. They are all kept separately so that this cannot happen. The chemicals are segregated. If a fire starts, the sprinklers come on immediately, and the temperature is kept down. There isn't enough pressure or heat generated, and a depth of 6" to 8" of water. A list of chemicals with DOT numbers can be supplied to the Big Tree Fire Dept. If there is a spill, a subcontractor is hired to clean it up in a number of hours. The fire company is only called in case of fire. There will be no sodium potassium on premise. Also, the equipment is grounded to prevent spark. There are no reactive chemicals. The only chemical waste we might have is in cleaning the tanks and this will be shipped out by truck to Eastern solvents. At most, we will have 2 tons of solid waste per month. The majority of the waste comes from the cleaning of the tanks, or if there is a bad batch of epoxy or resin. All waste will be removed from the area. No waste products will remain in Hamburg, and nothing will go into the sewer system.

A letter was presented from the New York State Dept. of Env. Conservation. See attached.

A letter was submitted from the Building Inspector, Jack Lauchert, requesting the installation of another fire hydrant to be located on Big Tree or Bayview Rd. It was suggested that truck traffic be routed from the Lake Shore as opposed to Bayview due to the fact that Frontier High School is not too far away. There will be 40 employees in the manufacturing facility consisting of skilled employees, tinters, batch makers, lab technicians, and a Plant Manager.

All boards have been contacted, such as Conservation, Traffic Safety, Engineering and Fire Dispatch. A letter of approval has been submitted by the Building Inspector, Jack Lauchert. A copy of the site plan has been forwarded to Dept. of Env. & Planning as well as the Dept. of Public Works.

9-2-87

Motion was made by Mr. Danyluk, seconded by Mr. Crandall, to approve the site plan with an additional fire hydrant on Big Tree or Bayview as recommended by the Building Inspector. Carried.

Meeting adjourned at 9:45 p.m.

RESPECTFULLY SUBMITTED,

  
GEORGE DANYLUK, SECRETARY  
PLANNING BOARD

(Buff Inf. to Aug. 25 79)

abhang-

518(457+5915)

Pub Sept. 30

(207) Hamburgtown  
Hamburg  
Energy & Land  
Planning office  
DEIS.

SIAM-IN - 9/2/87

PLAN. BO. METER

R.T. CRANDALL-PLAN. BO.

Geo. Danyluk - Planning Bd.

Jay Odson - Plan Bd

Mark Cavaloli - Councilman

John J. Gilbert Jr. - Town Engineer

ELEIN CARY PLANNING BO.

DOUGLAS J. SPITTLER ENVIR. BOARD

William E. Myers Harvey Myers & Sons, Inc, General Contractor

Monte Rietler - Paul Rietler, Inc. - developer

Malcolm L MacKay - MILLARD & MACKAY ENGINEERS

Sally Saunders - Planning Bd.

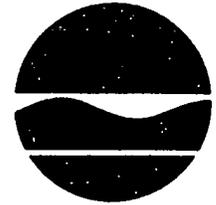
Jerri Cuskovich Chief Big Tree Vol Fire

Dave Patton ant Chief Big Tree Vol Fire

Dean A. Messing - Chief - Armor V.F.C. - also member ST/HAZ/MAT TEAM

New York State Department of Environmental Conservation

600 Delaware Avenue, Buffalo, New York 14202-1073  
716/847-4565



Henry G. Williams  
Commissioner

*4 permits  
Auto-processes  
fats mixers process equip  
emission control*  
5. *Storage tank for solvent permits  
air permits  
process line for styrene - vent  
styrene storage tank  
Dept. of air*

Mr. William Myers  
Harvey Myers & Sons  
5784 Ellis Rd.  
Orchard Park, NY 14127

Dear Mr. Myers:

This letter is to confirm the July 2, 1987 meeting at your office to discuss the relocation of MacNaughton-Brooks from Buffalo to Orchard Park. Based upon the plans of the proposed facility presented during the meeting, it will be necessary for the firm to apply for Permits to Construct for two sources of air contamination as follows:

1. The exhaust vent for a solvent storage tank
2. The ventilation system to be used to exhaust emissions from the various process equipment

The applications will be reviewed and must demonstrate compliance with all applicable regulations and Air Guide-I, Guidelines For The Control of Toxic Ambient Air Contaminants, before permits would be issued by this Department. A concern I had about the possibility of odors was addressed when informed that the ventilation system is being designed to include prefilter/carbon filter emission control equipment.

If you have any questions or comments, please feel free to contact me at 847-4565.

Very truly yours,

Robert J. Stanton  
Assistant Sanitary Engineer

**RECEIVED**

RJS/vcb

JUL 29 1987

HARVEY MYERS & SONS, INC.

*review needed  
reg. or update*

# TOWN OF HAMBURG

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



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Councilmen  
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DANIEL J. HENRY  
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PATRICIA A. MEAD

Supt. of Highways  
RICHARD A. SMITH

Receiver of Taxes  
ROBERT A. MARS

September 3, 1987

TO: Planning Board  
Site Plan Review for McNaughton-Brooks Manufacturing  
Facility  
Ravenwood, North of Jeffrey Blvd.

Dear Members of the Planning Board,  
I have been working with Monte Rieflar and William Meyers of Harvey Meyers & Sons Inc. on the proposed layout for this building. The proposed setback meets our code, the zoning is proper. Under 29-119I the parking requirements of 44 spaces more than meets the code. They can not have less than one parking space for every two employees and they have less than 30 employees so they have more than enough space. They also show four handicapped parking spaces where only two are required.

The Fire Department Drive is for use by the Fire Department. In the event of a fire the fire truck can get close to the building to service the siamese connection on the outside of the building. A new hydrant will be located adjacent to it to supply more water if it is required. I also recommended that another hydrant be placed near the south east corner of the enclosed truck dock adjacent to the driveway which is approximately 330 feet from Big Tree Rd.. The hydrant should be tied to the line off of Big Tree Rd. which is a loop system. This location would be approximately 500 feet from the new hydrant and valve near the Fire Department Drive, where no parking will be permitted except for Fire Equipment.

Turf block should be placed at the base which allows grass to grow up through it.

They are going to use Pre Caste Concrete Curbs. The details should be placed on the site-plan. It is a new product which will be manufactured in Hamburg. The sign location signs are directional signs to service the buildings for truck loading and employee and customer parking as well as the sign for the business.

I hope this information is helpful to you. If I can be of any more assistance feel free to contact me.

Sincerely,

*John J. Lauchert* (km)

John J. Lauchert, CPCA  
Building, Zoning, & Plumber Inspector  
Code Enforcement Officer  
Town of Hamburg  
JJL/km

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To : Town Planning Board  
From: Town Engineer Gilbert  
Date: 8-26-87  
Subj: Site Plan Review  
Golden Corral Corp. on South Park Avenue

We have received sheet 1 of 1 sheets last revised on 8/6/87. Because of the large number of comments we are attaching the drawing. It has to be returned with the revised drawing for us to continue the review process.

In view of the present and future increase in pedestrian traffic in this area due to increased development I had discussed the possibility of a sidewalk with Golden Corral officials in one of their early visits. They either forgot or don't want to do it since I see no sidewalk in front. I believe the Planning Board should give this some thought.

  
John J. Gilbert, Jr.

JJG, Jr./waw

cc: J. Lauchert

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To : Town Planning Board  
From: Town Engineer Gilbert  
Date: 8-26-87  
Subj: Site Plan Review  
Social Center on Old Lakeview Road

We have reviewed sheet 1 of 6 last revised on 6-8-87 and have the following comments:

- show location of proposed water service and location of existing waterline and fire hydrant
- a county permit is required for the new driveway onto New Lakeview Road. County may require driveway pipe.
- provide turn area at south end of parking lot so that last space has turning room
- provide parking lot bumpers.
- roof drains are to be connected to storm sewer

  
John J. Gilbert, Jr.

JJG, Jr./waw

cc: J. Lauchert

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TO : Town Planning Board  
FROM: Town Engineer Gilbert  
DATE: 8-26-87  
SUBJ: Site Plan Review  
Store Building at 4250 Southwestern Blvd.

We have reviewed drawing S-1 last revised 6-8-87 and drawing S-2 dated 6-8-87 and find them satisfactory and ready to approve.

  
John J. Gilbert, Jr.

JJG, Jr./jnl

Att:

cc: J. Lauchert

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To : Town Planning Board  
From: Town Engineer Gilbert  
Date: 8-26-87  
Subj: Site Plan Review  
Wegman's Market; Hamburg, N.Y.

We have reviewed a set of 6 sheets received on August 13, 1987 and we have the following comments:

- provide curb or bumper in parking lot at south end of project on first sheet
- correct spelling of McKinley on first sheet
- show a paving detail for parking lots and interior roads
- on sheet 5 there is a 12x12 cross tee in the existing waterline. The waterline connection should be made to this. There is also a valve in the waterline between the two feeds to McKinley Mall.
- on sheet 2 we are concerned about the "attractive nuisance" qualities of the opening at the east end of the pipe arch culvert. We recommend some other treatment.

  
John J. Gilbert, Jr.

JJG, Jr./waw

cc: J. Lauchert

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John J. Gilbert, Jr.

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August 24, 1987

TO: Jerry Velgora, Chairman of The Planning Board

Dear Jerry,

Recently I recieved a signed copy of your site plan approval for Ron Gaudet, Cars & Campers on Abbott Rd., corner of Lake Ave. in the Town of Hamburg. I am very familiar with the site and I know that it required a varience for a set back for parking from the Zoning Board of Appeals. When plans in the future are submitted for your approval I could possibly add coments to you concerning what we expect to see before they recieve their C.O.. In this case they should have a 10' green area which would eliminate one parking space at the South Easterly corner of the property. It will probably be the only area on this lot that will have green grass on it, I hope . Possibly in the future if I could review the plans before you sign them and make these comments known to you to assure that we have good development in the Town of Hamburg.

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

Sincerely,

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

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TO: PLANNING BOARD

RE; WEGMANS MARKERT, MCKINLEY PARKWAY, HAMBURG

## SITE PLAN REVIEW

I am not aware of what plans you people are looking at for this proposed location. But, you should be aware that the main entrance way in front of Wegmans Store which will lead to the front of the store where there is a traffic signal is really 25 feet each way and the plan calls for 36 feet.

This will have to be changed with the Erie County Highway Department to change the width of the Exit Driveway to allow another Exit lane, which no doubt will be for right turns. So the present driveway will have to be changed. No doubt the island will stay in the same place.

I have reviewed all the plans that they have submitted to me, I have some comments that I think should be addressed, which no doubt they are in a hurry to get this development started. Therefore, they would like tentative approval at your earliest convenience since you only meet once a month. No doubt I could work out all the details with them to assure that we have good construction in this area.

Points that should be considered are:

Location of the water line, gas, electric, sewer, fire hydrants, and roof drainage on the plan. Detail of the paving, curbs and light standards. The sizing of pipe for storm sewer and elevations for receivers and a detail. A landscaping plan, a sign plan, traffic safety committee for Town of Hamburg.

I know that you are aware that the signs are under a different permit. If there is a detached sign it should be shown on the plan which a separate permit is required including the attached signs. This will no doubt may have to be approved by the Zoning Board of Appeals.

I know that the Planning Board is aware that a large ditch runs through this property which is used for drainage of the Mall

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itself. As the Mall drainage runs to a permitter swail of the Mall property. And it enters under the Mckinley Parkway with two box culverts'. This will have to be diverted into a single large pipe, and I would like to have more information concerning the box culvert or the box chamber where this is going to be diverted to run underneath the parking lot. I would like to look at how this is going to be constructed as well as the other construction plans for the building in which I have some.

The parking is more than adequate to conform to our code the 12 listed handicapped parking spaces will meet the requirements. I hope this information is helpful to you, if and when I can be of any more assistance feel free to contact me.

Sincerely,

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

JJL/cac

Record#	STRTNAME	CODE	HOMES
1	ARNOLD COURT	A	7
2	BAYVIEW ROAD	B	6
3	BRISTOL PARKWAY	C	2
4	BURKE PARKWAY	D	1
5	DAISY LANE	E	7
6	HELTZ ROAD	F	3
7	HICKOX ROAD	G	12
8	LAKEVIEW AVENUE	I	1
9	MAELOU DRIVE	J	2
10	MILE STRIP ROAD	K	2
11	MCKINLEY PARKWAY	L	7
12	NEWTON ROAD	M	48
13	NORTH CREEK ROAD	N	21
14	ROSETTA ROAD	O	1
15	SALISBURY PLACE	P	2
16	SOUTH ABBOTT ROAD	Q	2
17	SOUTH PARK AVENUE	R	1
18	SOUTH CREEK ROAD	S	11
19	STAFFEHL DRIVE	T	3
20	TAYLOR ROAD	U	14
21	WILLETT ROAD	V	2
22	RAILROAD AVENUE	W	1
23	OLD LAKE VIEW ROAD	AA	6
24	RIVERVIEW AVENUE	BB	3
25	NORTHCREEK ROAD	NN	2
26	NORTHCREEK ROAD	WN	13
27	VERSAILLES ROAD	WA	3
28	HELTZ ROAD	WF	2
29	BASSWOOD	WB	9
30	OLD LAKE SHORE ROAD	WD	2
31	LAKEVIEW ROAD	WE	3
32	PLEASANT AVE	WC	15
33	CLUSTER 1	Z1	2
34	CLUSTER 2	Z2	10
35	CLUSTER 3	Z3	1
36	CLUSTER 4	Z4	1
37	CLUSTER 5	Z5	1
38	CLUSTER 7	Z6	4
39	CLUSTER 9	Z7	11
40	CLUSTER 10	Z8	5
41	CLUSTER 12	Z9	2
42	CLUSTER 13	Z10	6
43	CLUSTER 14	Z11	12