TOWN OF HAMBURG
PLANNING BOARD AGENDA

DATE: Sept. 13, 1989

TIME	NAME	PURPOSE
7:30	EXECUTIVE MEETING	Eng Dept approved
8:00	Draudt Subdivision #9 ✓ approved Contingent	Public Hearing approved preliminary [illegible] can proceed with first phase
8:20	Manor Lane Subdivision 1/3 single family lots in Parker Big tree area one entrance onto Parker, more in Big tree total subdivision in Hamburg [illegible]	Public Hearing
8:40	Elizabeth McNeight - Coffee Retail Outlet Gourmet foods approved revise	Former Franks 5685 McKinley Parkway next to Francesco's
9:00	Motion to approve Dowdall - Site Plan ✓	Clover Tee
9:20	Leisureland K. Fisher	Sept 27th Site plan review for addition
9:40	A. Almeida addition for storage and office space	5829 Camp Road revise
10:00	Emerald Green Townhouses - E. Burke	Site plan review
	Dunn Tire McKinley Parkway	site plan review
	AGENDA IS NOW CLOSED OFF.	

Approval of Minutes

1. Chi Chi's Rest. motion - Town Board ✓
2. Addition for HCK - permission given by R. Crandall ✓
3. Town house units - Big Tree - fewer not recommended
4. Waive Map Cover reqmt 3 lots Burke Rd. no
5. Rezonings A. Mahfeda

100% Reclaimed Paper

TOWN OF HAMBURG
PLANNING BOARD MINUTES
9-13-89

The Town of Hamburg Planning Board met in regular session on Wednesday, September 13th, 1989 at 7:30 p.m. in the Hamburg Town Hall. Those attending included: Chairman Richard Crandall, Vice-Chairman Elgin Cary, Secretary Gerard Koenig, Sandy Carnevale, Dennis Gaughan, David Phillips, and Steve Strnad. Others attending included George McKnight, Terry Dubey, Stenographer. Excused: D. Gorman

Minutes of the meeting of 8-16-89 were approved as amended by Mr. Phillips, seconded by Mr. Carnevale. Carried.

MC NAUGHTON BROOKS - RAVENWOOD NORTH - SPECIAL MEETING

Chairman Crandall informed the board that at the request of Supervisor Quinn a special meeting has been arranged with representatives of Master Builders, the Dept. of Env. Consv. and residents to review concerns about their facility which is presently being built at Ravenwood North. The meeting is set for **September 20th at 6:00 p.m. in the Public Meeting Room.**

Also, Chairman Crandall requested that the Ravenwood North Rezoning file be researched to determine exactly what was to be put in the industrial park and forwarded to the members. A meeting has also been suggested with the Town Attorney and the Planning Board Attorney on code interpretation.

Waiving of Requirement of Subdivision Process for 3 lots on Burke Rd. in Lakeview.

Director of Planning McKnight informed the board that a request has been made to waive the subdivision requirement for 3 lots which are located on Burke Rd. Board feeling on the matter is that the requirement should not be waived and that the subdivision regulation procedure be followed.

DRAUDT #9 SUBDIVISION - PUBLIC HEARING

Secretary Gerard Koenig read the following Legal Notice which has been published in the Front Page and Hamburg Sun relating to the last phase of the Draudt Subdivision:

Subdivision Hearing (Continued)

TOWN OF HAMBURG
LEGAL NOTICE
SUBDIVISION - DRAUDT #9

Notice is hereby given that the Planning Board will hold a Public Hearing on Wednesday, September 13th, 1989 in the Hamburg Town Hall, at 8:00 p.m. for the purpose of approving Draudt Subdivision #9:

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Hamburg, County of Erie and State of New York, being part of Lot Number 45, Township 9, Range 7 of the Holland Land Company's survey described as follows:

Beginning at the Northwest corner of Lot No. 344 and on the Westerly bounds of lands of Herbert Draudt L. 6721 - P. 467 being the Northwest corner of Draudt Subdivision Extension No. 8, thence S 89°-55'-39" E along the North bounds of said Draudt Subdivision Extension No. 8 a distance of 194.90± feet to a point on the West bounds of Oakridge Drive; thence N 0°-04'-21" E along said West bounds a distance of 75.00± feet to a point; thence S 89°-55'-39" E across Oakridge Drive a distance of 70.00± feet to a point; thence S 0°-04'-21" W along East bounds of Oakridge Drive a distance of 105.00± feet to a point; thence S 89°-55'-39" E along the North bounds of said Draudt Subdivision Extension No. 8 a distance of 160.00± feet to a point; thence N. 8°-20'-08" E along the East bounds of proposed Draudt Subdivision Extension 9 a distance of 219.60± feet to a point being the Northwest corner of Ken Miller, Herbert Draudt and Duane Draudt L. 7521 - P. 419; thence N 7°-49'-23" W consecutively along the West bounds of Milton R. Hodgeson L. 6215 - P. 600, Joseph C. and Judith Cunningham L. 9870 - P. 82, Jacques Michaud L. 8008 - P. 111, and Linn Addison L. 7557 - P. 515 a distance of 228.01± feet to a point being the Northwest corner of Linn Addison L. 7557 - P. 515; thence N 3°-19'-16" E along the West bounds of Marie C. Nixon L. 9835 - P. 149 a distance of 91.11± feet to a point being the Northwest corner of Marie C. Nixon L. 9835 - P. 149; thence N 49°-00'-52" W along the South bounds of Larry M. and Margaret Hixson L. 9684 - P. 452 a distance of 75.58± feet to a point being the Southwest corner of said property; thence N 14°-46'-49" E along said bounds a distance of 160.32± feet to a point along said bounds of property; thence N 41°-46'-09" E along said bounds a distance of 83.25± feet to a point being the Northwest corner of Larry M. and Margaret Hixson L. 9684 - P. 452; thence N 49°-43'-07" W along Centerline of Bay View Road a distance of 539.84± feet to a point; thence S 40°-16'-54" W along Southeasterly bounds of lands of the County of Erie, L. 9126 - P. 471 a distance of 103.78± feet to a point; thence S 0°-28'-41" E consecutively along the Easterly bounds of John M. DelMonte L. 8368 - P. 219, Noel and Emerling L. 5770 - P. 202, James Carriero L. 8759 - P. 447, Carlton Knoche L. 5342 - P. 33, Louise Michalek L. 9495 - P. 474, and Barbara Brandes L. 8066 - P. 563, L. 6734 - P. 273 a distance of 1040.16± feet to the point of beginning containing 9.74 acres more or less.
D0020.PAB

DATED: 8-8-89

RICHARD CRANDALL,
CHAIRMAN
GERARD KOENIG, SECRETARY
8-24 PLANNING BOARD

Mr. Herb Draudt appeared before the Planning Board on Draudt Subdivision #9. This subdivision has extended from Oakridge northward and is in its final stages of development to work out to Bayview Road, west of Parker.

Chairman Crandall declared the hearing open. Mr. Koenig commented that at the last Traffic Safety Board meeting, a member and resident who lives in that vicinity noted that it was his understanding that the subdivision would be cul-de-saced and would never come out to Bayview Road. Mr. McKnight responded that this was never true. At the initial subdivision hearing, it was always the original intent that the subdivision will come out to Bayview Road. Comments were received from Engineering as follows:

1. The minimum centerline of pavement curve radius is 150'. Show the radius on the plan.
2. All lot lines on a curve are to be radial. Revise those that are not. Label the lot lines. "Radial."
3. The proposed sanitary, storm and water lines shown on the plan have not been reviewed. These utilities along with a street lighting plan, pavement plan and a stripping and erosion control plan must be submitted in detail for separate engineering review and approval.
4. The connection to Bayview Road must be approved by the Erie County Highway Dept.
5. A location plan is required.

It was noted that an area map should be indicated on the site plan. Mr. Strnad brought up the subject of green space. It was pointed out that at the time this subdivision was started, the Town was not interested in recreation space because of the cost of maintenance and that to require it now would not be practical.

Motion was made by Mr. Cary, seconded by Mr. Koenig to approve the sketch contingent upon Engineering approval, County Highway as to the road cut on to Bayview Road. Carried. Applicant is to proceed to final with Engineering modifications dated 9-12-89 by R. Lardo.

Chairman asked 3 times if anyone wished to be heard in favor for or against the proposal. Hearing no further comment, the matter was closed.

MANOR LANE SUBDIVISION - BIG TREE OFF PARKER ROAD.

Secretary G. Koenig read the following Legal Notice on Manor Lane Subdivision:

MANOR LANE SUBDIVISION HEARING CONTINUED:

TOWN OF HAMBURG
LEGAL NOTICE
MANOR LANE SUBDIVISION

Notice is hereby given that the Planning Board will hold a Public Hearing on Wednesday, September 13th, 1989 in the Hamburg Town Hall at 8:15 p.m. for the purpose of approving Manor Lane Subdivision.

LEGAL DESCRIPTION
MANOR LANE SUBDIVISION

All that tract or parcel of land situated in the Town of Hamburg, County of Erie and State of New York, being part of Lot 47, Township 9, Range 7 of the Holland Land Company's Survey, described as follows:

Commencing at a point on the south line of Lot 47, three hundred and no hundredths feet (300.00') east of the centerline of Parker Road (being a 66.00 foot wide right-of-way); thence northerly and parallel to the centerline of Parker Road a distance of one thousand three hundred fifty and no hundredths feet (1350.00') to a point; thence westerly on a line parallel to the south line of Lot 47 a distance of three hundred and no hundredths feet (300.00') to a point; thence northerly along the centerline of Parker Road a distance of six hundred seventy-one and fifty-five hundredths feet (671.55') to a point in the centerline of Big Tree Road (being a 66.00 foot wide right-of-way); thence southeasterly at an interior angle of 80°-26'-30" a distance of one thousand forty and no hundredths feet (1040.00') to a point on the east line of Lot 47; thence southerly along the east line of Lot 47 a distance of one thousand eight hundred fifty-five and seventy-six hundredths feet (1855.76') to the southeast corner of Lot 47; thence westerly along the south line of Lot 47 a distance of seven hundred thirteen and seventy-six hundredths feet (713.76') to the point or place of beginning. Said described parcel to contain 36.09 acres of land, more or less.

Excepting therefrom land conveyed to the State of New York for highway purposes and recorded in Liber 3954 of Deeds, Pages 272 and 277.

RICHARD CRANDALL, Chairman
GERARD KOENING, Secretary
PLANNING BOARD

Chairman Crandall declared the hearing open. Mr. Wycocki, owner appeared before the Board in support of his subdivision. Approximately 112 lots are involved with this subdivision. The plan also shows a 5' split rail fence along Big Tree. Mr. Phillips asked if this fencing would be on level ground? Response given was that it would be on level ground. The five foot fence will be in front of the berm and **not** on top of it. It was noted that this proposal was not sent to the Recreation Director for review as to what he would like to see in the form of recreation space. Also, the Town of Orchard Park should be notified as to future connections to other streets. Comments were received as follows:

1. One of the street names Manor Lane or Manor Circle is to be changed to a name acceptable to Fire Control.

2. Has the Town of Orchard Park been notified of the subdivision layout.

The question was raised as to whether the Conservation Board has reviewed the site? Mr. McKnight responded that their only concern related to the hunks of concrete that are on the property now and that there will be problems when construction commences. It was noted by Mr. Phillips that the matter of green space should be discussed with that board as well as Traffic Safety and Orchard Park Highway.

Chairman Crandall asked 3 times if anyone wished to be heard for or against this proposal. Hearing no support or opposition, the hearing was declared closed.

Motion was made by Mr. Strnad to **table** this matter until a response is received from the Town of Orchard Park with respect to the road connection, the matter of green space and recreation issues are to be resolved, and receipt of Traffic Safety comments,seconded by Mr. Phillips. Carried.

REZONING PETITION OF INNOVATIVE HOMES FOR EIGHT UNIT TOWNHOUSES BAYVIEW AND BIG TREE.

Lynn Benedett appeared before the Planning Board with a rezoning petition of Riad Kabakibi and Innovative homes for an 8 unit townhouse complex which is to be located on Bayview and Big Tree. This is the triangular piece which has been before the board several times for such projects as a convenience store, gas station, etc. This appears to be the most logical use for a particularly difficult piece to market. The zoning change would be from R-2 to R-3. This proposed use would be much more compatible to residential. The units would be 1200 s.f. with 3 bedrooms, 1-1/2 baths, with open patios in the back.

Motion was made by Mr. Phillips to forward a favorable

REZONING PETITION (CONTINUED)

recommendation to the Town Board on this rezoning petition for 8 unit townhouses (provided they fit on the parcel) seconded by Mr. Koening for the following reasons:

1. This is a good use of residential housing on an otherwise difficult parcel of land.

2. This will be a continuation of residential near other residential areas.

3. This is in keeping with the master plan with a lower density. Carried.

Mr. McKnight is to check into scheduling a public hearing as the matter was to be referred by the Town Board on September 11th but was not.

ELIZABETH MC NEIGHT - PROPOSED COFFEE AND TEA OUTLET NEXT TO FRANCESCO'S AT 5685 MC KINLEY PARKWAY.

Mrs.Elizabeth McNeight appeared before the Planning Board for a proposed coffee and tea outlet which would be housed in the old Frank's Drive in located at 5685 McKinley Parkway. Mrs. McNeight was the former manager of Bradens which was located at the McKinley Mall and would like to try the venture on a smaller scale at this location. There is plenty of parking. There will be no changes to the structure.

Motion was made by Mr. Phillips, seconded by Mr. Gaughan to approve the site for a coffee and tea outlet. Carried.

CLOVER TEE - ADDITIONAL WAREHOUSING AT 5505 SOUTHWESTERN BLVD.

A revised site plan for the Clover Tee was presented to the Planning board for additional warehouse units to be located at 5505 Southwestern Blvd. At the last meeting, changes have not been made based on the 1981 site plan. Also, the Building Inspection Dept. has some concerns with the site.

Motion was made by Mr. Phillips to **table** this site plan until the Engineering and Building Inspection concerns have been addressed, seconded by Mr. Koenig. Carried.

KEITH FISHER - EXIT 57, FORMER LEISURELAND SITE

Mr. Keith Fisher appeared before the Planning Board with a revised site plan for the former Leisureland facility on Camp Road. The Building Inspection office and the Engineering Dept. have stated concerns with the site plan for this location. The Traffic

KEITH FISHER (CONTINUED)
Safety board has been contacted as to the bus movement on Camp Road. Also, the State D. O. T. wants to do a study on the traffic movement of the buses when they are moved over to the site. Mr. Fisher commented that he is aware of the concerns about the buses. At the present time, they are concentrating on the addition for the bus wash and repair facility. If it becomes a concern, the bus operation may stay on Maelou Drive. Mr. Fisher agreed to this concern. Approval of the site plan can only be given contingent upon Engineering and Building Inspection approval. Chairman Crandall noted that this is a very poor site plan. The plan cannot be approved without a seal. Also the issue of the fire hydrant came up. Mr. Strnad emphasized the need for a hydrant to protect that area. Mr. Fisher responded that there also is another option which he is considering and that is the purchase of hose at his expense for the Scranton Fire Dept. use. Presently, he cannot afford the cost of a hydrant and would budget for one in the future. No action was taken on the site plan. Applicant is to appear at the next meeting with revisions as required by Engineering and Building Inspection.

DUNN TIRE FACILITY - NEAR MC KINLEY MOTORS ON MC KINLEY PARKWAY.

Mr. Brad Griffith appeared before the Planning Board on a site plan for a new Dunn Tire facility which is to be located near McKinley Motors on McKinley Parkway. Comments have been received as follows:

Engineering: 1. The site is to have one entrance. Eliminate one drive. A landscape berm at Allendale Parkway would discourage traffic from exiting to that street.

2. The entire site is to be curbed. The curb elevations shall be shown on the plan. Care should be taken as to not block the drainage from the existing houses on Allendale Pkwy.

3. The open ditch on Allendale Pkwy. is to be piped for the entire frontage. Show the pipe size on the plan. A permit from the Highway Dept. is necessary.

4. The storm sewers on the site are connected into the county system on McKinley Parkway. Permission must be obtained from the County. Show all pipe size, slopes, and invert elevations. P. V. C. pipe is not allowed under the pavement area.

5. Permission to connect to the Allendale waterline must be obtained from the Erie County Water Authority. Their standard procedure would require connection on McKinley Parkway. Show the line size.

6. Show the size of the sanitary lateral.
7. Show a site location plan.
8. Show a pavement section.

BUILDING INSPECTION: There is no stamp on the plan by an architect, engineer or licensed surveyor. There is no area map. Property is zoned C-2. Setbacks appear to conform. Plans show 49

parking spaces. Four spaces must be handicap accessible. We will need invert elevations for the storm sewer, roof drains and sanitary sewers. All rounded and straight curbs are to be poured in place. A landscaping plan is needed. There is no detail of paving, curbs, or sidewalks shown. The D. O. T. permit is needed for road cuts.

Residents of Allendale Parkway noted concerns as to the intrusion this facility will have on their subdivision. Mrs. Donna Pressing of 4104 Allendale asked if there would be access on to Allendale Pkwy. Planning Board response was that there would not be so as to protect the residents from cut-thru traffic. The question of fencing was also brought out by Mrs. Pat Wilson as she is directly behind this project. A request for a stockade fence to keep headlight glare out was requested. Mr. McKnight stated that when a commercial facility abuts residential, a stockade fence or a living green barrier should be provided. Also, a request was made that there be no storage of tires outside. The concern about vulcanizing and recapping was also stated. Mr. McKnight responded that this is more for a manufacturing facility and that according to his knowledge, there would not be any restoration of tires done at this location.

Motion was made by Mr. Phillips to **Table approval** for this site plan for revision and addressing concerns of the Eng. Dept., Building Inspection, Traffic Safety review, abolition of the second drive, and placement of the stockade fence to isolate the neighbors from the facility;& that there be no storage of tires outside, or parking of vehicles overnight. Carried.

BENDERSON DEVELOPMENT TOWN HALL STORAGE UNITS

Chairman Crandall reported to the group that he has discussed the matter of a full impact study with John Daleo of the Conservation Board with respect to the Town Hall Plaza. Mr. Daleo feels that this project is being developed by segmentation. Mr. Daleo noted concern that an impact study should be done due to the size of the parcel involved. This plaza has been divided into 3 segments. Board feeling on the matter was rather divided.

Motion was made to adjourn the meeting by Mr. Koenig, seconded by Mr. Phillips. Carried. Meeting adjourned at 11:00 p.m.

Respectfully Submitted,

Gerard Koenig, Secretary
Planning Board

NEXT MEETING DATE:
September 27, 1989 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
PATRICK H. HOAK

Town Attorney
VINCENT J. SORRENTINO

Town Clerk
GEORGE DANYLUK

Supt. of Highways
RICHARD A. SMITH

Receiver of Taxes
ROBERT A. MARS

September 15, 1989

Mr. Tim Larson, News Director
WIVB News 4 Buffalo
2077 Elmwood Avenue
Buffalo, New York

Dear Mr. Larson:

On Wednesday, September 13th, on the 11:00 p.m. News, it was reported that Hamburg Town Planning Board refuses to listen to residents regarding a recycling center in Hamburg.

I am enclosing Planning Board minutes with respect to this issue. We feel as a Planning Board that we have listened to the residents on the following dates:

May 5th, 1989
May 10, 1989
June 14, 1989
August 16, 1989

I am enclosing an agenda from the September 13th meeting with respect to the Planning Board. The residents, including Liz Gonsiorek, knew at the Town Board Meeting of September 11th that the item was not on the agenda. I wish that when newscasts are put on the air they would be accurate. Perhaps you should have had one of your reporters check out the matter before putting it over the air waves. We feel the feature was very one-sided and slanted. Also, a phone call was placed to Bob Koop the next day by the Planning Director. The phone call was never returned.

Sincerely,

TOWN OF HAMBURG PLANNING BOARD

Terry Dubey

Terry Dubey, Recording Secretary

TOWN OF HAMBURG

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

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September 14, 1989

To: Town of Orchard Park Highway Dept.
Highway Supt.
195 S. Taylor Road
Orchard Park, N. Y. 14147

Subject: Manor Lane Subdivison - Big Tree near Parker - Town of Hamburg

Enclosed is a subdivision map of Manor Lane in the Town of Hamburg. The question has been raised as to whether the Town of Orchard Park will allow proposed connections from this subdivision. Could you please report your findings to the Town of Hamburg Planning Board S-6100 S. Park Avenue, Hamburg, N. Y. 14075 by September 26th. This matter will again be reviewed at our next Planning Board meeting.

Sincerely,

TOWN OF HAMBURG PLANNING BOARD

Richard Crandall

Richard Crandall, Chairman

RC:tad

Attachment

TOWN OF HAMBURG

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

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September 14, 1989

To: Duke Spittler, Conservation Board Chairman

At the meeting of 9-13-89 of the Planning Board, the Subdivision Hearing was held on Manor Lane. The board would like to know what the feeling is on green space for this subdivision. We have also raised that question of the Recreation Director, Mr. Tripp. Your comments will be appreciated and should be submitted to us for the Sept. 26th meeting.

Sincerely,

Richard Crandall, Chairman
Planning Board

TOWN OF HAMBURG

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

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September 14, 1989

To: All Planning Board Members

Attached is the history of how Ravenwood North came into being. This park was proposed shortly after the announcement that Bethlehem Steel was leaving the Western New York area.

It was also noted at the last meeting that a conference should be held with the Town Attorney on code interpretation and alternatives with respect to the I.W.S. project.

This is to serve as a reminder that Dan Gorman, the Planning Board Attorney should get in touch with the Town Attorney and set up a meeting prior to the our next Planning Board meeting.

Sincerely,

Terry Dubey

td:me

Attachment

September 15, 1989

To: The Town of Hamburg Planning Board

From: Glenn Zawierucha, Chief of Scranton Fire Company

Subject: Fisher Bus at Exit 57 Complex

Glenn stopped into the Planning Office with respect to the fire hydrant situation at the former Leisureland site which is now being acquired by Keith Fisher.

In his estimation, the option of the purchase of 800' feet of large diameter hose and necessary fittings is a temporary solution. (within 4 to 5 years, which is the life expectancy of the hose). Arrangements should be made for a hydrant in the future so as to protect that development. If there are additional buildings, a hydrant is then necessary.

Sincerely,

SCRANTON FIRE COMPANY

Glenn Zawierucha

Glenn Zawierucha, Chief

P. S. Site plan approval should be conditioned upon the purchase and payment of the hose and apparatus. Proof of purchase must be presented prior to site plan approval.

Scranton Volunteer Fire Company, Inc.
5395 Scranton Road, Hamburg, N.Y. 14075

Glenn 648-2431

August 22, 1989

Hamburg Town Planning Board

Dear Sir:

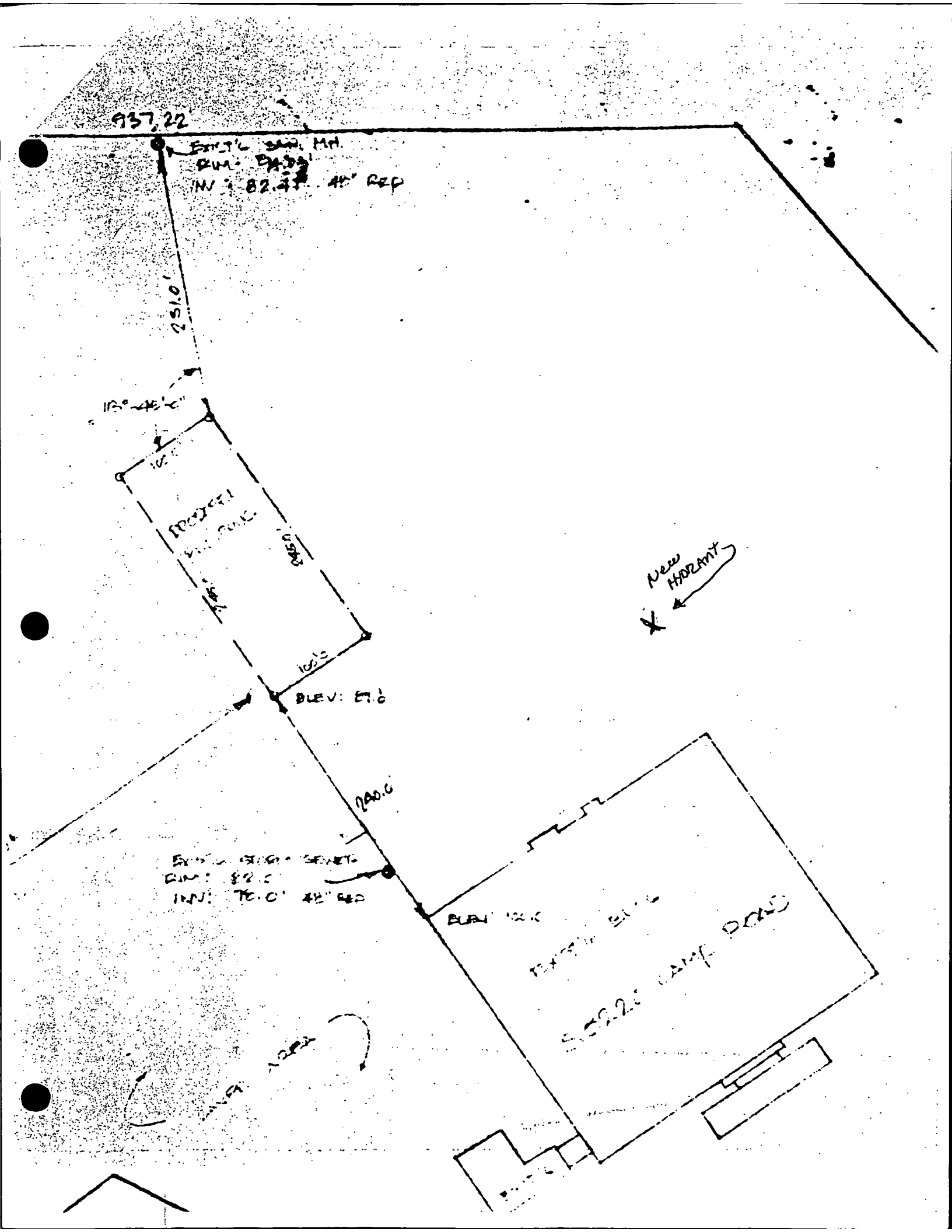
After reveiwing the plans for the addition of an additional building to the rear of thr Exit 57 Truck Plaza and Motel on Camp Rd. the Officers of the Scranton Vol. Fire Co find it necessary to request that a fire hydrant be installed near the North West corner of the existing building. We would ask that the hydrant be on a seperate feed from Camp rd. and have a minimum of an eight inch water line supplying it. This request is being made because of the distance from Camp Rd. of the proposed building. It is our feeling that without the installation of this hydrant that in the event of a fire in or near the new proposed structure, our fire fighting operations would be greatly hamperd. Attached is copy of the site plan with the aproximate area of the requested hydrant marked.

Respectfully,

Glenn Zawierucha

Glenn Zawierucha
Chief S.V.F.C.

"smoke detectors never sleep"



937.22
231.0'
New HYDRANT
240.0'

TOWN OF HAMBURG

LEGAL NOTICE

MANOR LANE SUBDIVISION

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LEGAL DESCRIPTION
MANOR LANE SUBDIVISION

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Commencing at a point on the south line of Lot 47, three hundred and no hundredths feet (300.00') east of the centerline of Parker Road (being a 66.00 foot wide right-of-way); thence northerly and parallel to the centerline of Parker Road a distance of one thousand three hundred fifty and no hundredths feet (1350.00') to a point; thence westerly on a line parallel to the south line of Lot 47 a distance of three hundred and no hundredths feet (300.00') to a point; thence northerly along the centerline of Parker Road a distance of six hundred seventy-one and fifty-five hundredths feet (671.55') to a point in the centerline of Big Tree Road (being a 66.00 foot wide right-of-way); thence southeasterly at an interior angle of 80°26'30" a distance of one thousand forty and no hundredths feet (1040.00') to a point on the east line of Lot 47; thence southerly along the east line of Lot 47 a distance of one thousand eight hundred fifty-five and seventy-six hundredths feet (1855.76') to the southeast corner of Lot 47; thence westerly along the south line of Lot 47 a distance of seven hundred thirteen and seventy-six hundredths feet (713.76') to the point or place of beginning. Said described parcel to contain 36.09 acres of land, more or less.

Excepting therefrom land conveyed to the State of New York for highway purposes and recorded in Liber 3954 of Deeds, Pages 272 and 277.

RICHARD CRANDALL, CHAIRMAN
GERARD KOENING, SECRETARY
PLANNING BOARD

LAW OFFICES
3993 SOUTH PARK AVENUE
BLASDELL, NEW YORK 14219
(716) 825-2000

THOMAS M. ANSUINI
JAY A. POHLMAN

OF COUNSEL
RICHARD C. POHLMAN

LEGAL ASSISTANTS
KAREN M. POHLMAN
MARIE E. STEFANACCI

September 7, 1989

Mr. George McKnight
Planning Director
Town of Hamburg
S6100 South Park Avenue
Hamburg, NY 14075

Re: Development of McKinley Parkway
Big Tree Road - Vacant Land
Town of Hamburg

Dear Mr. McKnight:

I would appreciate your deleting my name for the scheduled appearance on December 13, 1989 before the Planning Board to preliminarily discuss the above-referenced matter. My clients and I have made a conscious decision that it would be best to have all information, site plans and documentation available for the Planning Board's review prior to discussing this matter and at this juncture it would be premature given the status of our engineering work and our final contract negotiations.

Thank you for your attention to this matter and be assured I will be contacting you in the future to request appearance at a future Planning Board meeting.

Very truly yours,

Jay A. Pohlman/cam

Jay A. Pohlman

JAP/cam

TOWN OF HAMBURG
LEGAL NOTICE
SUBDIVISION - DRAUDT #9

Notice is hereby given that the Planning Board will hold a Public Hearing on Wednesday, September 13th, 1989 in the Hamburg Town Hall, at 8:00 p.m. for the purpose of approving Draudt Subdivision #9:

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Hamburg, County of Erie and State of New York, being part of Lot Number 45, Township 9, Range 7 of the Holland Land Company's survey described as follows:

Beginning at the Northwest corner of Lot No. 344 and on the Westerly bounds of lands of Herbert Draudt L. 6721- P. 467 being the Northwest corner of Draudt Subdivision Extension No. 8, thence S 89°-55'-39" E along the North bounds of said Draudt Subdivision Extension No. 8 a distance of 194.90± feet to a point on the West bounds of Oakridge Drive; thence N 0°-04'-21" E along said West bounds a distance of 75.00± feet to a point; thence S 89°-55-39" E across Oakridge Drive a distance of 70.00 ± feet to a point; thence S 0°-04'-21" W along East bounds of Oakridge Drive a distance of 105.00± feet to a point; thence S 89°-55'-39" E along the North bounds of said Draudt Subdivision Extension No. 8 a distance of 160.00± feet to a point; thence N 8°-20'-08" E along the East bounds of proposed Draudt Subdivision Extension 9 a distance of 219.60± feet to a point being the Northwest corner of Ken Miller, Herbert Draudt and Duane Draudt L. 7521 - P. 419; thence N 7°-49'-23" W consecutively along the West bounds of Milton R. Hodgeson L. 6215 - P. 600, Joseph C. and Judith Cunningham L. 9870 - P. 82, Jacques Michaud L. 8008 - P. 111, and Linn Addison L. 7557-P.515 a distance of 228.01± feet to a point being the Northwest corner of Linn Addison L. 7557 - P.515; thence N 3°-19'-16" E along the West bounds of Marie C. Nixon L. 9835 - P. 149 a distance of 91.11± feet to a point being the Northwest corner of Marie C. Nixon L.9835 - P. 149; thence N 49°-00'-52" W along the South bounds of Larry M. and Margaret Hixson L. 9684 - P. 452 a distance of 75.58± feet to a point being the Southwest corner of said property; thence N 14°-46'-49" E along said bounds a distance of 160.32± feet to a point along said bounds of property; thence N 41°-46'-09" E along said bounds a distance of 83.25± feet to a point being the Northwest corner of Larry M. and Margaret Hixson L. 9684 - P.452; thence N 49°-43'-07" W along Centerline of Bay View Road a distance of 539.84± feet to a point; thence S 40°-16'-54" W along Southeasterly bounds of lands of the County of Erie, L. 9126 - P. 471 a distance of 103.78± feet to a point; thence S 0°-28'-41" E consecutively along the Easterly bounds of John M. DelMonte L. 8368 - P.219, Noel and Emerling L. 5770 - P. 202, James Carriero L. 8759 - P. 447, Carlton Knoche L. 5342 - P. 33, Louise Michalek L. 9495 - P. 474, and Barbara Brandes L. 8066 - P. 563, L. 6734 - P. 273 a distance of 1040.16± feet to the point of beginning containing 9.74 acres more or less.

D0020.PAB

RICHARD CRANDALL, CHAIRMAN
GERARD KOENIG, SECRETARY
PLANNING BOARD

DATED: 8-8-89

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
PATRICK H. HOAK

Town Attorney
VINCENT J. SORRENTINO

Town Clerk
GEORGE DANYLUK

Supt. of Highways
RICHARD A. SMITH

Receiver of Taxes
ROBERT A. MARS

TO: Planning Board

FROM: Town Engineer Gilbert

DATE: 8-14-89

SUBJ: SITE PLAN REVIEW
BAYVIEW RD. - BIG TREE FIRE STATION - REVIEW #2

The following are comments on a plan dated Aug. 29, 1988, revised 7-31-89:

4.2 Show the size of the roof downspouts

6.2 Show existing grades and provide elevations at a minimum 0.30% from the pipe outlet as far as necessary.

7.2 Proof of permission must be submitted from Frontier School. Connection is proposed into their private line.
-Maintenance must be determined. We suggest the line be installed under a Public Improvement Permit if future taps are contemplated. A PIP now will simplify Town acceptance if required at a latter date.
-Construction detail sheets are required.
-Additional cover is required near manhole 7.00. There is a conflict with alignment , obtaining additional cover, and installing a ditch to the south along the side of the sanitary. Redesign as necessary.

We are not returning the review plans. We require all comments to be addressed for approval. Our review plans were returned from the 7-14-89 review.

Jack Gilbert

RJL/dp

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Receiver of Taxes
ROBERT A. MARS

August 16, 1989

TO: Planning Board

FROM: Planning Dept.

RE: Alonzo Building

This is an M-2 District and commercial use is permitted.

1. The off-street parking is now within the required setback.

2. There should be no parking space in front of the entry.

3. 16 off-street parking spaces are proposed but only 14 are shown. (13 without the space in front of the entry)

4. Curbing or bumper blocks should be provided for parking against building.

5. Driveway around proposed building should be posted for no thru traffic.

Engineering --

1. New curbing is to be shown at the entrance islands.
2. Curbing or parking bumpers are to be shown along the parking spaces facing Camp Rd.
3. The landscape plan shows trees along the north line while the drainage plan shows a swale and fill area. Revise as required.
4. The new pavement along the north line connects to a 28' grass buffer on the Bonanza site. If a connection is proposed, it is to be shown. If a connection is not proposed, curbing or other measures are to be provided to discourage traffic from driving on the grass.
5. Show the location of the sanitary sewer lateral.
6. Roof drains must be piped to a storm system. Show the locations, pipe size, slope and material.
7. The entire frontage of the parcel along Camp Rd. is to be pipe. Catch basins are to be added also.
8. The parking lot run-off at the southeast corner of the building does not drain. Revise as necessary.

ALONZO BLDG.

PLANNING - This is an M-2 District. Commercial use is permitted within the district. The proposal meets the setback requirements.

Comments: ~~1. Need area map to show context of development.~~

? 2. Need to know proposed use of building to establish parking needs. (1 space/150 # ft)

3. Proposed building will block the view of the existing building.

~~4. Parking which faces Camp Rd. is in violation of setback requirements.~~

~~5. Need to show curbing or bumper blocks along east parking.~~

~~6. Free standing lighting should be shown where appropriate.~~

~~7. Dumpsters need to be provided and shown where appropriate.~~

~~8. Closest fire hydrants should be shown.~~

~~9. Where is the entrance to the proposed building?~~

? 10. Proposal for signage to be removed denotes the current entrance to the existing restaurant.

Motion was made by Mr. Gaughan, seconded by Mr. Phillips to reject the site plan as presented and forward it to the Zoning Board of Appeals. Carried.

BRIERWOOD TOWNHOUSES - E. Burke

Messrs. Ed and Patrick Burke appeared before the Planning Board on the conceptual rendering of the Townhouses which will be built off Amsdell Rd. Comments were received as follows:

ENGINEERING - 1. The name Pinehurst is unacceptable. The subdivision name has been used in the Town. A map cover must be filed before lots are transferred. The sublots are to be numbered consecutively starting with Phase I filing.

2. The Lakeshore Fire Co. should review the hydrant locations. We think a hydrant should be located at the east end of the line for a maximum 500' spacing.

3. Slag is to be removed from pavement section as per the environmental impact study.

4. The radius for the circle should be increased so that delivery and garbage trucks can make the radius without driving on the

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AUGUST 17, 1989

PRE-FILE MARK CAVALCOLI

RESOLVED, that the Town Board approve the site plan for Chi-Chi's Restaurant to be located on an out-parcel of the McKinley Mall. Approval is contingent upon Engineering, Building Inspection and Traffic Safety approval. Carried.

Town of Hamburg Conservation Advisory Board

S-6100 SOUTH PARK AVENUE HAMBURG, NEW YORK 14075

TO: THE HAMBURG PLANNING BOARD

FROM: THE CONSERVATION ADVISORY BOARD

SUBJECT: SEQR 89-39, HAVENWOOD SUBDIVISION
SOUTHWESTERN BOULEVARD

DATE: JULY 19, 1989

The revised site plan for the Havenwood Subdivision calls for a "50 foot drainage easement". The CAB asks that this be corrected to read "a 50 foot open space corridor, to be dedicated" -- NOT an easement; to be in accordance with the 2010 Master Plan which shows the present stream as an Open Space trailway.

Respectfully yours,
CONSERVATION ADVISORY BOARD

Donald J. Spittler

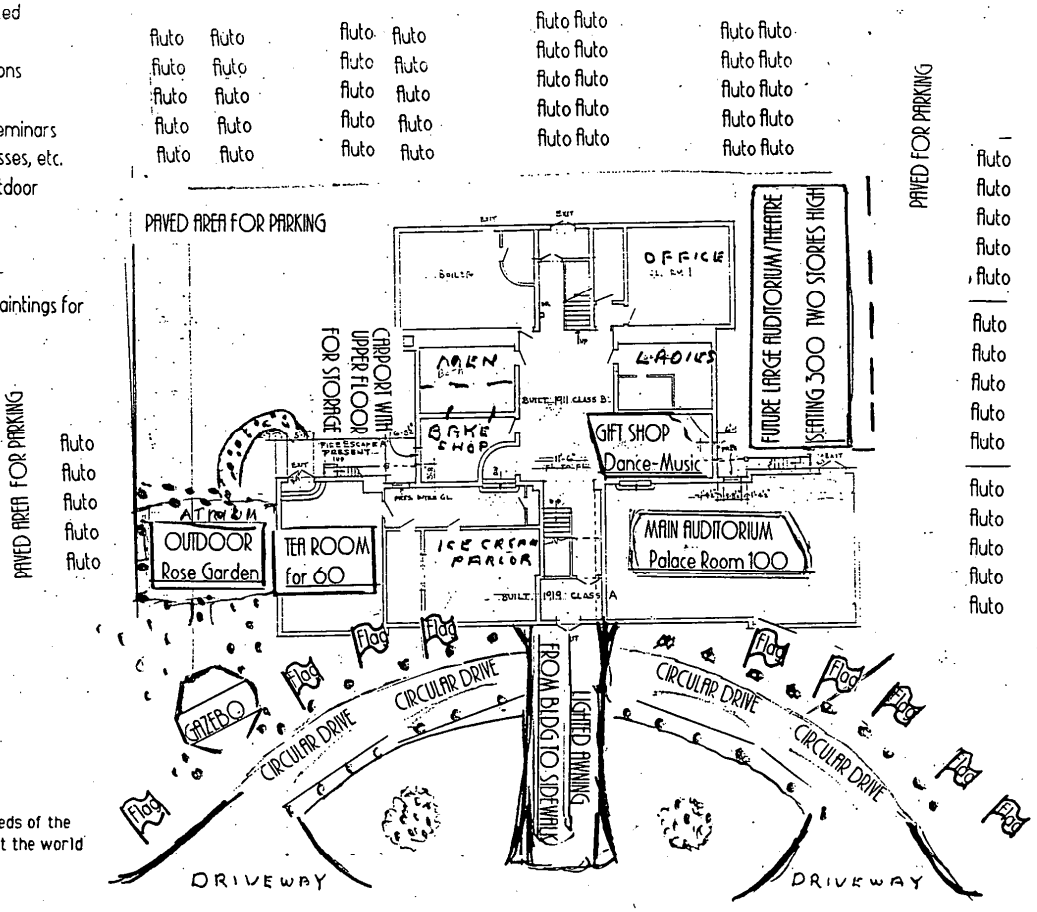
Donald Spittler
Chairman

DS/ck

FUTURE PLANS FOR THE DEVELOPMENT OF THE ROYALE CENTER

Bernadine DiMikel
822-3060

- 15 ROOMS for study of the fine arts - day school for talented auditioned students and evenings classes for adults
- Large auditorium/theater for full-length theatrical productions -a part of the many Waterfront festivals and celebrations in collaboration with Bflo Chamber of Commerce /national seminars
- Weekly dinner-theater employing local artists, cooks, waitresses, etc.
- Outdoor Gazebo & Rose Garden for summer dining and outdoor theater
- Circular drive -Avenue of the Flags & lighted awning
- Gift shop for visitors
- Museum display of period costumes, Artisan crafts, photos, paintings for school tours, seniors, Sunday family day tours



"Children helping Children Through the Arts." A part of all proceeds of the Royale Dance Theatre are used to alleviate the hungry throughout the world

July 18, 1989

Dear Sir:

I'm writing you from the view point of a concerned Hamburg tax-payer, in regards to the Integrated Waste Project.

How can any of you, in any capacity of elected or appointed officials of our Town of Hamburg even consider a project of this magnitude. Our beautiful wooded land will be nothing but a noisy, odorous garbage dump. Come on fellows, would you like this to happen in your neighborhood. We put our trust in you when we voted you in - knowing that you would protect our interests.

Please don't let us down. If you really are concerned about the people of your town, show us by putting a stop to this "Integrated Waste Project" once and for all.

Thank You

Jack Sue Fortine
4139 Bain Pkwy.
Blasdell, New York

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Receiver of Taxes
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August 16, 1989

TO: Planning Board

FROM: Planning Dept.

RE: Chi-Chi's

This is a C-2 District and this use is permitted.

1. No off-street parking space is permitted within 10 ft. from any property line.

==========

RE: Dowdall-Becker Mini-Warehouse (Clover Lane)

This is a C-2 District and the proposed addition to the site is a permitted use.

1. Proposed stone drive needs to be shown more accurately
(a) stone may be used only temporarily until a permanent surface is provided.

(b) What is the direction of the slope of the stone drive?

2. Why is drainage shown flowing toward proposed building?

3. Is 4 ft. between proposed building and existing fence adequate?