

Meeting

9-16-87

TOWN OF HAMBURG PLANNING BOARD AGENDA

DATE: Sept. 16, 1987

TIME	NAME	PURPOSE
7:30	Harry Wicher Satellite Dish Antenna EXECUTIVE MEETING	8:00 p.m. 4293 Glenwillow.
8:00	John Wabich West-Herr Ford	Former Town & Country Furniture Camp Road
8:20	Golden Corral South Park Avenue	Site plan for restaurant
8:40	Parkview Medical Center Building #3 - South Park Ave.	Site Plan Review
9:00	Debbie Dietrich 6 lot subdivision	LakeView & Smith Rd. R-A -
9:20	Beilmeier Bldrs. Sketch Sub. (Sipprell property)	Sketch subdivision review
9:40	Cliffside Estates & Woodledge	Site plan review
10:00	Ron Bugaj - Tracy Spinuzza 3698 Abbott Rd.	Pino's Pizzeria (Texas Hots)
	Waterfalls Village New Sign Tim Florczak	
	Chris Almeida Real Estate Site Plan	6101 South Park Ave.

Approval of Minutes

1. Letter from Linda Schmidt - Hamburg Mobile Home Park
2. Letter from Ferro Corp.
3. Schedule Public Hearing for Woodledge Subdivision - *Sept. 30*

TOWN OF HAMBURG

PLANNING BOARD MINUTES

9-16-87

The Town of Hamburg Planning Board met in regular session on Wednesday, September 16, 1987 at 7:30 p.m. in Hamburg Town Hall.

Members attending included: Chairman G. Gerald Valgora, Elgin Cary, Richard Crandall, George Danyluk, and Sally Saunders. Others present included: George McKnight, Jack Lauchert, and Terry Dubey, Stenographer.

EXCUSED: Dan Gorman, Sandy Carnevale.

The minutes of the meeting of 8-12-87 were approved on motion by Mr. Gaughan, seconded by Mr. Cary. Carried.

REZONING PETITION OF JOSEPH CALABRESE - AUTOMOTIVE WHOLESALE AUCTION COMPLEX
50 ACRES ON COMMERCE PARK - CAMP RD.

Mr. Joseph Calabrese appeared before the Planning Board for a proposed automobile wholesale auction complex to be located on 50 acres of wooded land in Commerce Park on Camp Road. The rezoning petition was referred by the Town Board. The proposed building would be 45 to 50,000 s.f. and would include an administrative building, restaurant, car auction, car reconditioning area and a car wash. This project would employ 20 full time individuals and approximately 75 part-time. The following comment was received from the Conservation Board which reads:

Dr. Andrie and I made a thorough reconnaissance of the area, including the Armbruster property, southwest of the proposed site. As we walked through this attractive wooded area, and noted its utilization by numerous species of wildlife, we contemplated its destruction with the same regrets. However, being quite typical of local woodlots, and harboring no known endangered species of plants or wildlife, we realized the rights inherent in real property ownership to develop it, commensurate with local zoning and building regulations.

Although no compensating measures are required for this loss of wooded area, may we suggest that the developer or the present owner consider the acquisition of the Armbruster parcel and the dedication of the portion outlined in red on the attached photo-copy. Since the total parcel was severed by the Thruway taking, and it has no direct access to a public highway, it may be possible to acquire it for a reasonable price. The portion adjacent to the Thruway could serve for future expansion; the remainder is wooded and is traversed by meandering waterways that lead into Barrick's Creek, which is designated on the Town of Hamburg Open Space Map as a lineal corridor. The stream patterns, seasonal volume of flow and overall wetness would make development of this portion of the property very costly. We suggest that such a proposal be presented to the present owner and/or developer of the site proposed for the auction center. DUKE SPITTLER, CONSERVATION BD. CHAIRMAN

Mr. Calabrese noted that he has been unable to negotiate a reasonable price for the Armbruster property. Planning Board members noted that there should be a type of natural buffering for screening to be left in tact.

Motion was made by Mrs. Saunders, seconded by Mr. Danyluk to forward a favorable recommendation to the Town Board on the rezoning on C-2_{1/2} for the following reasons:

1. The proposal is compatible with surrounding development.
2. The parcel is well buffered from the Highway for an automotive use.
3. The original intent is to develop the Camp Road area for commercial development.
4. The proposal would be a viable economic use of an otherwise difficult to develop area.
5. The economic return in terms of jobs and ancillary development of the Camp Road corridor is beneficial to the Town.

During discussion on the Joseph Calabrese rezoning, the members of the Planning Board agreed that the front section of Commerce Park should be rezoned from C-1 to C-2 to conform with the rest of the zoning along Camp Road.

Motion was made by Mrs. Saunders, seconded by Mr. Danyluk; RESOLVED, that approximately 30 acres of Commerce Park Commercial Subdivision be rezoned from C-1 to C-2. Carried.

Since this is a rezoning of 50 acres of land, it is considered a Type I action and the Town of Hamburg will seek lead agency status for the rezoning as well as the site plan.

SPECIAL USE PERMIT FOR SATELLITE DISH ANTENNA ON PART OF LOT 7, T-9, R-8 LOCATED AT 4293 GLENWILLOW DR.

Secretary Danyluk read the following Legal Notice for the satellite dish antenna on 4293 Glenwillow Dr.

LEGAL NOTICE
TOWN OF HAMBURG
Pursuant to Section 29-196.3 of the Zoning Ordinance, notice is hereby given that the Planning Board will hold a Public Hearing on September 16th, 1987 at 8:00 P.M. to consider the following:
Harry Wicher for Satellite Dish Antenna on Part of Lot 7, T-9, R-8 located at 4293 Glenwillow Drive, Bay View Estates.
Public hearing will be held in the Planning Board Room in Hamburg Town Hall, 8-6100 South Park Avenue.
TOWN OF HAMBURG PLANNING BOARD
DATED: September 3, 1987
G. Gerald Valgora, Chairman
9-10 George Danyluk, Secretary

Chairman Valgora declared the hearing open.

9-16-87

SPECIAL USE PERMIT (CONTINUED)

Mr. Harry Wicher appeared on behalf of his request for a satellite dish antenna which is to be located through the roof of his garage on Glenwillow. It was noted that the antenna cannot be near a lot of trees as this interferes on the reception. It was noted that the dish should be placed as unobtrusively as possible so as not to impact on the neighbors. The dish is a dull bronze finish, about 6' in diameter. Mr. Wicher presented a letter stating no opposition which was signed by:

James Just, 4289 Glenwillow
Dennis Magdon, 4297 Glenwillow
James T. Sawicki, 4297 Robin Lane (neighbor in back)

Motion was made by Mr. Danyluk, seconded by Mrs. Saunders to approve the satellite dish antenna for Mr. Wicher of Glenwillow Dr. Carried.

MR. JOHN WABICH - WEST HERR FORD - (FORMER TOWN & COUNTRY FURNITURE) 5140 CAMP RD.

Mr. John Wabich, of West Herr Ford, appeared before the Planning Board with a request to use the former Town & Country Furniture store for an automotive use on Camp Road. The property is zoned C-2 and is conducive for an automobile operation. There will be no renovations planned for now. They plan to use this facility for a retail truck center. The body shop will be moved from its present facility to the 5140 Camp Road location. Mr. Wabich noted that they have already been in contact with D.E.C. as well as O.S.H.A. They plan to put in a green area in the front and dress up the building with some type of plantings. Planning Board members noted that this is a permitted use and for now no other approvals are required.

GOLDEN CORRAL RESTAURANT - SOUTH PARK AVENUE.

Mr. G. Pritchard, developer of the Golden Corral Restaurant was present for site plan review for a family restaurant to be located on South Park Avenue next to Town Hall. Mr. Pritchard noted that this will be the second Golden Corral restaurant to be located in New York State. The other restaurant is located in Fulton, New York. Mr. Pritchard has been back and forth with Engineering and Building Inspection in an attempt to get an approved site plan.

Motion was made by Mr. Crandall, seconded by Mr. Cary to approve the site plan contingent upon Engineering and Building Inspection approval. Carried.

PARKVIEW MEDICAL BUILDING (#4) SOUTH PARK AVENUE

Mr. Carl Wittmeyer appeared before the Planning Board for site plan review of a proposed fourth medical building to be located on South Park Avenue. However, there are some problems with the proposal as the building will be located in the sensitive wet lands. In fact, the corporation has been cited for allowing the clearing of the land.

Mr. Gordon Batcheller, Sr. Wildlife Biologist (716-847-4550) noted that the following action should be taken:

1. Build a freshwater wetland mitigation pond-marsh as shown on the attached drawing.

PARKVIEW MEDICAL CENTER (CONTINUED)

2. After completion, the perimeter of the pond-marsh shall be seeded in accordance with the attached "erosion control sheet" for poorly drained soils.
3. The pond-marsh must be completed by November 1, 1987.
4. Within 5 working days of the completion of the mitigation pond-marsh, respondent shall contact Mr. Batcheller who will then inspect the pond.

Planning Board members expressed concern that this pond will have a depth of approximately 10'. There is concern of cars running off the parking lot and into the pond, as well as the safety factor should some child drown in the pond. The site plan is to be revised using a larger scale. A legal opinion from the Planning Board Attorney will also be required on the depth of the pond.

Mr. McKnight noted that the Conservation Board would like a deed restriction added to restrict the use of the back area and that it should remain in its natural state forever. Mr. McKnight is to contact Mr. Batcheller of the D.E.C.

Motion was made by Mr. Crandall, seconded by Mr. Cary to TABLE action on this site plan for an on site inspection and clarification of the depth of the pond. Carried.

DEBBIE DIETRICH - 6 LOT SUBDIVISION - LAKEVIEW ROAD

Debbie Dietrich appeared before the Planning Board with a sketch of the property which is owned by her mother, Mrs. Herman for a 6 lot subdivision. The property is zoned R-A and variances will be required on 2 lots. Public water is available but there are no sewers.

Motion was made by Mr. Crandall, seconded by Mr. Danyluk to reject the plan as presented with a favorable recommendation to the Zoning Board. Carried.

SIPPRELL PROPERTY - MC KINLEY HEIGHTS SUBDIVISION - ACROSS FROM TORRY DRIVE, SHERBURNE AREA. ZONED R-1.

Mr. Trippi of Nusbaumer & Clarke appeared before the Planning Board with a sketch of a proposed 100 family subdivision to be located on McKinley Parkway near Lewis Drive. The developer would like to build homes on 1/2 acre lots in front and larger lots in the back to preserve the woods. It was noted that Mr. Sipprell has a gas well in the area that must be sealed off. It was noted that the Highway Supt. prefers tear drop cul de sacs. Sketch is to be submitted to Alan Greenfield, Recreation Dept. to determine what type of recreation area should be designated.

WOODLEDGE SUBDIVISION - PART OF LOT 43, T-9, R-8 LOCATED ON NORTH CREEK RD.

Mr. Joe Cellura appeared before the Planning Board with a 17 sub lot sketch of a proposed subdivision to be located on North Creek Rd. There will be a relocation of sub lot 2 in order to preserve some very old hickory and maple trees. The subdivision will have small gates and a wall on the Cliffside Inn side. Mr. Cellura would also like to construct a 16' x 24' garage on the property in order to store equipment.

WOODLEDGE SUBDIVISION (CONTINUED)

Motion was made by Mr. Danyluk, seconded by Mr. Cary to schedule a Public Hearing on the Subdivision for Sept. 30 at 8:00 p.m. Carried.

RON BUGAJ, PINNO'S PIZZERIA ABBOTT RD.

Mr. Ron Bugaj, Architect appeared before the Planning Board for a site plan review on Pinno's Pizzeria which is located on Abbott Rd. The applicant would like to construct a 1,080 s.f. addition to the back of the existing building.

Comments were received from the Building Inspector which are as follows:

This property is zoned N-C. It appears that S.L. 204 is zoned R-2. The parking lot that faces S.L. 204 should be at least 5' from the lot line, as well as parking space 14. Spot 14 should be eliminated and there should be 25 spaces. You would then be allowed to have 1 handicapped parking space. The handicapped space infringes on the 35' setback which must be referred to the Z. B. A.

On the ground floor plan, it shows a seating capacity for 52 persons. If you conform to the New York State Fire & Prevention Code, 52 seats would require 20 parking spaces. The permitted seating capacity is for 40 seats and 16 parking spaces. The area for parking should be defined more clearly to the rear of the new addition and at the southerly end of the property line adjacent to S.L. 201. The landscaping should be revised at the southerly end of the building to provide a green area as well as shrubs. The building plans must conform to the code.

Motion was made by Mr. Danyluk, seconded by Mr. Cary, to forward the proposal to the Zoning Board as this is a continuation of a non-conforming use. Carried.

WATERFALLS VILLAGE - TIM FLORCZAK - NEW SIGN

Mr. Tim Florczak, new owner of Waterfalls Village, appeared before the Planning Board for a new 32 s.f. sign which has been located in front of Waterfalls Village. The code only allows a 16 s.f. in a mobile home park.

Motion was made by Mr. Gaughan, seconded by Mr. Danyluk to refer the matter to the Zoning Board of Appeals for a variance on the sign. Carried.

CHRIS ALMEIDA - REAL ESTATE OFFICE - 6101 SOUTH PARK AVENUE

Mr. Chris Almeida appeared before the Planning Board with a survey of his property located at 6101 South Park Avenue for a real estate office. This would be a family run operation. They plan to use an additional room in the rear of their home for the office.

Motion was made by Mr. Danyluk, seconded by Mrs. Saunders to approve the site for a real estate office. Carried.

COMMUNICATIONS

1. Letter received from L. Schmidt of Hamburg Mobile Park again requesting that the road portion from the park to Amsdell could be opened for access. Request denied.
2. Letter from Ferro Corp. requesting zoning change for former West Winds Restaurant back to Commercial. Action for rezoning to be initiated by Planning Board.

Motion to adjourn the meeting was made by Mr. Gaughan, seconded by Mr. Cary. Carried. Meeting adjourned at 11:15 pm.

RESPECTFULLY SUBMITTED,


GEORGE DANYLUK, SECRETARY
PLANNING BOARD

NEXT MEETING DATE: SEPT. 30, 1987

TOWN OF HAMBURG

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



Supervisor
JACK QUINN, JR.

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

Town Attorney
JEAN PETERSON

Town Clerk
PATRICIA A. MEAD

Supt. of Highways
RICHARD A. SMITH

Receiver of Taxes
ROBERT A. MARS

September 18, 1987

Mrs. Linda Schmidt
Hamburg Mobile Home Park
Southwestern Blvd.
Hamburg, New York 14075

Dear Mrs. Schmidt:

Your letter of September 3, 1987 was discussed at the Planning Board meeting held on 9-16-87.

The request for the culvert and the emergency access road was denied on the basis of the Planning Board decision of 2-11-87.

Sincerely,

TOWN OF HAMBURG PLANNING BOARD

G. Gerald Valgora
G. Gerald Valgora, Chairman

GGV:tad

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September 17, 1987

TO: THE TOWN BOARD

Rezoning Petition of Joseph Calabrese (Commerce Park)
from R-A to C-2 for an Automobile Auction Area

At the Planning Board meeting of 9-16-87, a favorable recommendation was made to rezone approximately 50 acres of land behind Commerce Park from R-A to C-2 for the following reasons:

1. The proposal is compatible with surrounding development.
2. The parcel is well buffered from the Highway for an automotive use.
3. The original intent is to develop the Camp Road area for commercial development.
4. The proposal would be a viable economic use of an otherwise difficult to develop area.
5. The economic return in terms of jobs and ancillary development of the Camp Road corridor is beneficial to the Town.

Motion was made by Mrs. Saunders, seconded by Mr. Danyluk. Carried.

During discussion on the Joseph Calabrese rezoning, the members of the Planning Board agreed that the front section of Commerce Park should be rezoned from C-1 to C-2 to conform with the rest of the zoning along Camp Road.

Motion was made by Mrs. Saunders, seconded by Mr. Danyluk;
RESOLVED, that approximately 30 acres of Commerce Park Commercial subdivision be rezoned from C-1 to C-2." Carried.

G. GERALD VALGORA, CHAIRMAN
TOWN OF HAMBURG PLANNING BOARD

GGV:tad

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September 18, 1987

Mr. Bruce L. Tarquino, Plant Manager
Ferro Electro Plant
661 Willet Road
Buffalo, New York 14218-9990

Gentlemen:

This is to advise that your letter of September 9th, 1987 was discussed at our Planning Board meeting of 9-16-87.

The R-2 residential property will be rezoned to its M-3 status. This recommendation will be submitted to the Town Board to schedule a public hearing on the matter.

Very truly yours,

TOWN OF HAMBURG PLANNING BOARD

G. Gerald Valgora
G. Gerald Valgora, Chairman

GGV:tad

Based upon the proposed rezoning application which included an Environmental Assessment and conceptual site plan the following environmental concerns were raised:

1. The action is not in conformance with the Town 2010 Master Plan.
2. There is inadequate space for such density.
3. There is a limited capacity in the existing sewers.
4. There are several driveways directly onto Southwestern Blvd.
5. Part II of the Environmental Assessment was completed by the developer, not the Town.
6. The reduced setback along the Eighteen Mile Creek Cliff could be a hazard to the stability of the cliff and an adverse effect on the aesthetic quality of this unique land form.

The review of these issues by the Conservation Board and Planning Director have produced the following responses:

1. Although not in conformance with the current Town Master Plan which shows this area as rural, the "Country Inn" and adjacent residential development that is proposed would not negatively impact the plan concept in this location.
2. The developer has reduced the original density by approximately 1/3.
3. The adequacy of the sewers will not be determined by the State until a formal application has been submitted.
4. The issue of driveways has been mitigated by the developer who has removed all driveways from Southwestern Blvd.
5. The Planning Director has reviewed Part II of the Environmental Assessment and has changed only answer 2, relating to unique landforms, which is addressed in the next response and answer 6, related to surface water runoff, which will have to be adequately resolved as an element of site plan approval by the Planning Board.
6. The developer has hired a professional engineer who has tested the soil and subsoil conditions and has reported that his development will not have an adverse impact on the stability of the cliff.

2.

The developer is providing several mitigating measures including preservation of the natural vegetation, additional vegetation plantings as well as the use of natural materials to be used in the construction of the Townhouses which will reduce aesthetic concerns.

The Findings of Fact by the Town Board are in agreement with that of the Planning Board:

1. The N/C District is the only zoning district to permit townhouses around the Cliffside Restaurant.
2. This is a more restrictive zoning for potential future usage.
3. The combination of housing and a country inn restaurant could make the Cliffside Inn more economically feasible.

RESOLVED that the proposed local law #14 of 1987 which provides for the amendment of Local Law #10 of 1986 which would change:

Property located 1609 feet westerly along North Creek Road and 685 feet westerly on Southwestern Boulevard as measured from the intersection of North Creek Road and Southwestern Boulevard and presently owned by Salvatore L. and Kathryn L. Persico as described below:

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 43, Township 9, Range 8 of the Holland Land Company's Survey and described as follows:

BEGINNING at a point in the center of the Creek Road, so called, distant 1609.50 feet westerly measured along the various courses of said Creek Road from the intersection of the center line of said road with the easterly line of said Lot 43; thence southwesterly on a line making a southerly angle of 78° 54' with the second course of said Creek Road the same is described in the records of the Town of Hamburg, filed in the Town Clerk's Office at Hamburg in 1871 and through 2 concrete monuments about 625 feet record and about 700 feet measured to the bottom of the high bank of Eighteen Mile Creek; thence westerly and northerly along the bottom of said high bank to a point where the bottom of said high bank intersects the north line of lands conveyed to one James Welsted by deed recorded in Erie County Clerk's Office in Liber 463 of Deeds at page 256; thence up the high bank and along the northerly line of the land so conveyed to said Welsted about 89.75 feet to the center of said Creek Road; thence south and southeasterly along the various courses of said road about 520.5 feet to the place of beginning, containing about 5 acres be the same more or less.

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 No. 43, Township 9, Range 8 of the Holland Land Company's Survey and described as follows:

BEGINNING at a point in the center of the Creek Road, so called, distant 1609.50 feet westerly measured along the various courses of said Creek Road, so called, from the intersection of the center line of said Creek Road, so called, with the easterly line of said Lot 43, said point of beginning being the northeast corner of premises described in a certain deed from Mary B. Shepard to Joseph G. Fischer recorded in the Erie County Clerk's Office in Liber 2069 of Deeds at page 180; running thence southwesterly on a line making a southerly angle of $78^{\circ} 54'$ with the second course of said Creek Road, so called, as the same is described in the records of the Town of Hamburg, filed in the Town Clerk's Office of Hamburg in 1871 and through 2' concrete monuments, said line being also the southeasterly line of the lands so described in said deed from Mary B. Shepard to Joseph G. Fischer, as aforesaid, about 825 feet record, 700 feet measured to the bottom of the high bank of Eighteen Mile Creek; running thence southeasterly along the bottom of said high bank about 115 feet to the westerly line of the Southwestern Boulevard, so called; running thence northerly along the said westerly line of Southwestern Boulevard, so called, about 650 feet record, and about 685.86 feet measured to the intersection of the said westerly line of said Southwestern Boulevard, so called, with the center line of the Creek Road, so called; running thence northwesterly along the center line of the Creek Road, so called, about 165 feet to the point of beginning.

from C-1 (Local Retail Business District) to NC (Neighborhood Commercial, General Residence District) be approved for the foregoing reasons.

MOVED: Quinn

SECOND: Connolly

ROLL CALL: AYES: Stephenson, Cavalcoli, Connolly, Henry
and Quinn

NOES: None

CARRIED

TOWN OF HAMBURG

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September 22, 1987

TO THE TOWN BOARD

When the Town rezoning was approved in December 1986, the vacant restaurant adjacent to and owned by Ferro Corporation on Willett Rd. was intended to remain industrial. This single parcel was inadvertently placed in a residential zone.

The Planning Board agrees that this parcel should remain as Industrial since the building is not designed for a residential use, a commercial use would be a spot zoning and a non-polluting, light industry is interested in relocating into the vacant restaurant structure.

"RESOLVED, that a Public Hearing be scheduled at 7:15 p.m. October 26, 1987 at the request of the Planning Board to rezone a parcel at 631 Willett Road from R-2 (Single-Family Residence, Attached District) to M-3 (General Industrial District)".

GEORGE MC KNIGHT, DIRECTOR OF
PLANNING - TOWN OF HAMBURG

William M. Ganey, Inc.

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OFFICE 649-1855



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S-6100 SOUTH PARK AVENUE - HAMBURG, NEW YORK 14075

TEL: (716) 649-6111

TO: PLANNING BOARD

Pinno's Pizzeria - Abbott Rd.

This property is zoned N-C. It appears that S.L. 204 is zoned R-2. The parking lot that faces S.L. 204 should be at least 5' from the lot line, as well as parking space 14. Spot 14 should be eliminated and have 25 parking spaces instead of 26. You would then be allowed to have 1 handicapped parking space. The handicapped parking spaces infringe on the 35' setback which must be referred to the Z. B. A.

On the ground floor plan, it shows a seating capacity for 52 persons. If you conform to the New York State Fire & Prevention Code, 52 seats would require 20 parking spaces. If you conform to the code, the permitted seating capacity for this would be 40 seats. ~~For 52 seats~~, it would require 16 parking spaces.

The area for parking should be defined more clearly to the rear of the new addition and at the southerly end of the property line adjacent to S.L. 201. The landscaping should be revised at the southerly end of the building to provide a green area as well as shrubs. The building plans must conform to the N. Y. State Fire Prevention Code.

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September 18, 1987

Mrs. Linda Schmidt
Hamburg Mobile Home Park
Southwestern Blvd.
Hamburg, New York 14075

Dear Mrs. Schmidt:

Your letter of September 3, 1987 was discussed at the Planning Board meeting held on 9-16-87.

The request for the culvert and the emergency access road was denied on the basis of the Planning Board decision of 2-11-87.

Sincerely,

TOWN OF HAMBURG PLANNING BOARD

G. Gerald Valgora
G. Gerald Valgora, Chairman

GGV:tad

September 3, 1987

Town Board
Town of Hamburg
6100 South Park Ave.
Hamburg, NY 14075

Dear Town Board,

This letter is being written as a request for us to gain permission to put the culvert back in the ground on Amsdell Road behind our mobile home park. Mainly for two reasons,
1) Having the culvert in the ground would enable the meter man from the Erie County Water Authority to pull his vehicle off of Amsdell Road while he reads the water meter in the pit.
2) More importantly, it would enable Lake Shore Vol. Fire Co. rear access to the park in the event of an emergency. The access would be under chain and lock. As you will see from the attached letter, Mr. Harris would have a key.

We feel that it would be in the best interests of our parks safety to have this access. It would not be used as a road for incoming and outgoing traffic, and we can assure you that it would be kept locked at all times.

Please take my request into consideration, and let me know if you have any questions.

Sincerely,



Linda Schmidt, Owner
Hamburg Mobile Home Park
#937-9010

c.c. Mr. J. Lauchert
Town Attorney
Town Planning Board
Town Safety Committee
Mr. Andy Harris

TOWN OF HAMBURG

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September 18, 1987

Mr. Bruce L. Tarquino, Plant Manager
Ferro Electro Plant
661 Willet Road
Buffalo, New York 14218-9990

Gentlemen:

This is to advise that your letter of September 9th, 1987 was discussed at our Planning Board meeting of 9-16-87.

The R-2 residential property will be rezoned to its M-3 status. This recommendation will be submitted to the Town Board to schedule a public hearing on the matter.

Very truly yours,

TOWN OF HAMBURG PLANNING BOARD

G. Gerald Valgora
G. Gerald Valgora, Chairman

GGV:tad



ELECTRO PLANT
FERRO CORPORATION
661 WILLET ROAD
BUFFALO, NEW YORK 14218-9990
TELEPHONE (716) 825-7900
TELEX 98-0165

September 9, 1987

TOWN OF HAMBURG
Planning Department
Townhall
S6100 South Park Avenue
Hamburg, New York 14075

ATTN: George McKnight

Dear Sir:

The Ferro Corporation, who owns the building and property at 631 Willet Road is in the process of selling it. Our realtor, William M. Ganey, Inc. has informed us that the property is mistakenly zoned residential (R-2).

The building was originally constructed and used as a restaurant known as the West Winds prior to purchase by the Ferro Corporation for use as corporate offices. It is our understanding that the property was then zoned Industrial/Commercial.

This letter is a request to the Town of Hamburg to correct the error, and to return the zone classification to the original Industrial/Commercial.

Thank you for your help.

Very truly yours,


Bruce L. Tarquino
Plant Manager

BLT:bd

cc: Mr. J. J. O'Donnell
Wm. M. Ganey, Inc.

EAST LINE OF LOT 15

WEST LINE OF LOT 7

V. ANTENNA

DISH

S.L. 115

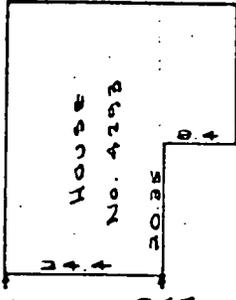
FOUND IRON (1961)

150.0'

10' DRAINAGE EASEMENT

GARAGE

S.L. 114



150.0'

FOUND IRON (1961)

S.L. 113

SET I.P. (1977)

60.0'

495.0' TO SOUTH LINE OF C

GLENWILLOW I

(60.0' WIDE)

HOUSE LOCATED JULY 9, 1973 72697

RESURVEYED 14 NOVEMBER, 1977 JOB NO. 77323

SURVEY OF

4293 GLENWILLOW DRIVE S.L. 114 M.C. 2320 GAYVIEW VILLAGE ESTATES - PART III

BEING PART OF LOT 7 TOWNSHIP 9 RANGE 8

THE HOLLAND LAND COMPANY'S SURVEY AND LOCATED IN THE TOWN OF HAMBURG COUNTY OF ERIE

STATE OF NEW YORK



SURVEYED BY

N.Y.S. LICENSE NO 33604

WHITFORD and KOELMEL

CONSULTING ENGINEERS - LAND SURVEYORS HAMBURG NEW YORK

DRAWN BY J.P.Z. SCALE 1" = 30' CHECKED BY J.K. DATE MAR 21, 1977

ICB NO. 72173

Brad Hafner's

WEST-HERR FORD, INC.

"Your Friendliest Ford Dealer"



September 14, 1987

To Whom It May Concern:

The principals of West-Herr Ford, Inc. are intending to purchase the building located at 5140 Camp Rd. in the Town of Hamburg, New York, and presently owned by Roger Hancock and operated as "The Town and Country Furniture Store". They desire to keep said property on the active tax rolls of the Town of Hamburg and to use the property in such a manner as would blend in with the present surroundings of that area.

The building is located in a part of the Township which is developed as a center for automobile sales and repairs. This area is a natural commercial setting for automotive uses and provides a convenient location for citizens of the Town of Hamburg and does in fact draw citizens from other parts of the County and Northern Pennsylvania.

The principals of West-Herr Ford are very appreciative of the efforts of the Town of Hamburg's governmental bodies. The business climate in the Township as created, is so favorable that West-Herr Ford, Inc. has been able to become New York State's number one volume Ford dealer.

As a result of the growth of West-Herr, Inc. , it has become necessary for them to seek additional space for their use and it is their desire to stay within the Township of Hamburg in close proximity of their present dealership. The building at 5140 Camp Road is a very convenient and natural site for West-Herr's expansion.

The present intended use for the structure will be for body and collision repair, general auto repair and will serve as a support facility for West-Herr Ford. Uses in the near future would be for retail sales for trucks and related vehicles, sale of motor vehicles, wholesale and retail, sale of marine vehicles and snow and/or motorcycle-type vehicles. With the present zoning of the location and its natural location within the area of other successful auto dealers, it is naturally suited for all of the above uses.

Through this expansion you will permit the present West-Herr Ford, Inc. operation to grow and remain a viable business located all within the Town of Hamburg.

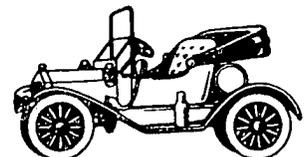
Yours truly

WEST-HERR FORD, INC.

Bradley Hafner
Bradley Hafner
President

BH/plk

S-5025 CAMP ROAD • HAMBURG, N. Y. 14075 • (716) 649-5640



LEGAL NOTICE

TOWN OF HAMBURG

PLANNING BOARD

Notice is hereby given that the Planning Board for the Town of Hamburg will hold a Public Hearing at Town Hall, S-6100 South Park Avenue on the 30th day of September at 8:00 p.m. for the purpose of approving a residential subdivision known as WOODLEDGE SUBDIVISION.

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Hamburg, County of Erie and State of New York and also being part of Lot 43, Township 9, Range 8 of the Holland Land Survey so-called bounded and described as follows:

BEGINNING at the southeast corner of a parcel of land conveyed to Walter and Mary Anne Kustra by deed and recorded in Liber 8970 at Page 154, said point being on the northeasterly line of Southwestern Blvd. (said Southwestern Blvd. being 100.0' wide).

RUNNING THENCE: S-10°-09'-03"-W along the northeasterly line of Southwestern Blvd. aforesaid a distance of 431.75 feet to a point of curvature, also being the northeast corner of a parcel of land conveyed to Anne Blamowski by deed and recorded in Liber 9511 at Page 87.

RUNNING THENCE: Southwesterly continued along the northeasterly line of Southwestern Blvd. aforesaid on a curve to the left having a radius of 1196.28, a deed distance of 227.43 feet, a measured distance 234.75 feet to a point in the centerline of North Creek Drive, said point being further described as the southeast corner of a parcel of land conveyed to Anne Blamowski aforesaid.

RUNNING THENCE: Along the centerline of North Creek Drive as it bends and turns the following courses and distances:

1) S-86°-34'-52"-W a deed distance of 189.45 feet, a measured distance 187.71 feet to the southwest corner of said Blamowski lands further described as an angle point therein.

2) N-84°-55'-08"-W a deed distance of 229.45 feet, a measured distance 251.46 feet to angle point therein.

3) N-70°-12'-26"-W a distance of 124.87 feet to a point.

RUNNING THENCE: N-01°-48'-09"-E through the lands conveyed to Margaret M. Cellura by deed and recorded in Liber 9576 at Page 604 a distance 1350.38 feet to a point on the southerly line of land conveyed to Walter and Mary Anne Kustra aforesaid.

RUNNING THENCE: S-39°-12'-53"-E along the southerly line of lands conveyed to Walter and Mary Anne Kustra aforesaid a distance 960.84 feet to the POINT OR PLACE OF BEGINNING, containing 14.174± acres be the same more or less.

DATED: 9-14-87

G. GERALD VALGORA, CHAIRMAN
TOWN OF HAMBURG PLANNING BOARD

TOWN OF HAMBURG

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



Supervisor
JACK QUINN, JR.

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

Town Attorney
JEAN PETERSON

Town Clerk
PATRICIA A. MEAD

Supt. of Highways
RICHARD A. SMITH

Receiver of Taxes
ROBERT A. MARS

September 18, 1987

Mrs. Linda Schmidt
Hamburg Mobile Home Park
Southwestern Blvd.
Hamburg, New York 14075

Dear Mrs. Schmidt:

Your letter of September 3, 1987 was discussed at the Planning Board meeting held on 9-16-87.

The request for the culvert and the emergency access road was denied on the basis of the Planning Board decision of 2-11-87.

Sincerely,

TOWN OF HAMBURG PLANNING BOARD

G. Gerald Valgora
G. Gerald Valgora, Chairman

GGV:tad



ELECTRO PLANT
FERRO CORPORATION
661 WILLET ROAD
BUFFALO, NEW YORK 14218-9990
TELEPHONE (716) 825-7900
TELEX 98-0165

September 9, 1987

TOWN OF HAMBURG
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ATTN: George McKnight

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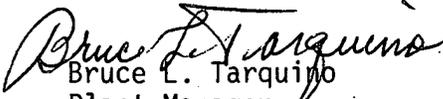
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Thank you for your help.

Very truly yours,


Bruce L. Tarquino
Plant Manager

BLT:bd

cc: Mr. J. J. O'Donnell
Wm. M. Ganey, Inc.

September 3, 1987

Town Board
Town of Hamburg
6100 South Park Ave.
Hamburg, NY 14075

Dear Town Board,

This letter is being written as a request for us to gain permission to put the culvert back in the ground on Amsdell Road behind our mobile home park. Mainly for two reasons,
1) Having the culvert in the ground would enable the meter man from the Erie County Water Authority to pull his vehicle off of Amsdell Road while he reads the water meter in the pit.
2) More importantly, it would enable Lake Shore Vol. Fire Co. rear access to the park in the event of an emergency. The access would be under chain and lock. As you will see from the attached letter, Mr. Harris would have a key.

We feel that it would be in the best interests of our parks safety to have this access. It would not be used as a road for incoming and outgoing traffic, and we can assure you that it would be kept locked at all times.

Please take my request into consideration, and let me know if you have any questions.

Sincerely,



Linda Schmidt, Owner
Hamburg Mobile Home Park
#937-9010

c.c. Mr. J. Lauchert
Town Attorney
Town Planning Board
Town Safety Committee
Mr. Andy Harris

Lake Shore Volunteer Fire Co., Inc.

4591 Lake Shore at Rogers Rd.

Hamburg, N.Y. 14075

July 15, 1987

Town of Hamburg Planning Board
6100 South Park Ave.
Hamburg, New York 14075

Dear Planning Board;

Several weeks ago, Linda Schmidt asked me to inspect the positioning of the new hydrants at Franks Trailer Park. While I was there, the construction foreman explained the layout of the streets and planned trailer locations. At this time it was explained that there was to be an access road to Amsdell, with a locked gate. The Fire Co. would get a key.

A few days later Linda called and explained that the Town ordered her to pull out the culvert as the residents had protested any access to Amsdell Road. After talking to several people, I was under the impression that the culvert was again under consideration.

The access from Amsdell Rd. would be valuable to the Fire Co. in the event of an emergency. However, I ask also that you consider the safety hazard, if there is no public access to Amsdell to the 25-30 more families that would be forced to enter and exit an already busy Rt. 20.

Sincerely,

K. Andrew Harris, Chief

K. Andrew Harris, Chief
Lake Shore Vol. Fire Co., Inc.

cc. Mr. J. Lauchert
Town of Hamburg Planning Board
Town of Hamburg Safety Committee
Linda Schmidt