

Meeting

9-30-87

TOWN OF HAMBURG

PLANNING BOARD MINUTES

9-30-87

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

Members attending included: Chairman G. Gerald Valgora, Elgin Cary, S. Carnevale, Richard Crandall, George Danyluk. Others present included: George McKnight, Dan Gorman, and Terry Dubey, Stenographer.

EXCUSED: Sally Saunders, Dennis Gaughan

The minutes of the meeting of 9-16-87 were approved on motion by Mr. Cary, seconded by Mr. Crandall. Carried.

PUBLIC HEARING - WOODLEDGE SUBDIVISION - NORTH CREEK & SOUTHWESTERN BLVD.

Vice-Chairman Richard Crandall read the following Legal Notice on Woodledge Subdivision:

**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 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 Boulevard (said Southwestern Boulevard being 100.0' wide).

RUNNING THENCE: S-10°-09'-03"-W along the northeasterly line of Southwestern Boulevard 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 Boulevard 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 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 of 960.84 feet to the POINT OR PLACE OF BEGINNING, containing 14.174 ± acres be the same, more or less.

Dated: September 14, 1987
G. GERALD VALGORA, CHAIRMAN
TOWN OF HAMBURG
PLANNING BOARD

9-30-87

WOODLEDGE SUBDIVISION HEARING

Chairman Valgora declared the hearing open. Mr. Joseph Cellura appeared on behalf of his project. Comments were received from Engineering and submitted to Construction Team Management for revision.

A memo was received from Richard A. Smith, Highway Supt. - The proposed road heading north to the center of the proposed subdivision should be in a perfectly straight line. There is a bend in the cul de sac and with snow removal, there are problems where the street is. Drainage has not been indicated on the plan and should be worked out with the Engineering Dept. North Creek is a County Road. Southwestern Blvd. is a State highway.

BUILDING INSPECTION - JACK LAUCHERT

This is a revised subdivision Map Job #87-59 dated September 1987. The property is zoned R-1 and all 17 lots appear to meet the Town Zoning Code. I am in favor of the two cul-de-sacs, especially the one for S.L. 12-17, as there will not be an entrance on to Southwestern Blvd. The Town Highway Supt. is usually opposed to cul-de-sacs. However, if they are private, this would make for an ideal subdivision, as we are running out of vacant lots in approved sub-divisions.

PLANNING - GEORGE MC KNIGHT

Right of way radius of turn around of cul-de-sac is 75 feet. The final subdivision should have a deed restriction on lot numbers 14, 15 and 16 prohibiting access onto Southwestern Blvd. Remove from the General Notes #1. The Town Board does not approve subdivisions and the Town Clerk does not sign them. There must be provision for signature of the Town Engineer. If islands are to be built within the street right of way, they should be shown. The question of private versus public roads will have to be resolved for the final plat.

On the issue of the road, an agreement should be worked out as to whether they will be private or public. In any event, they should be built to town standards.

Mr. Newman, land surveyor and resident at 1900 North Creek road raised the following questions:

1. The question of the legal description of the properties. Developer responded that negotiations are under way for purchase of Mrs. Gingher's property and Blamowski parcels.

2. Question was raised as to severe curve on North Creek Road and a proposed driveway. Mr. Cellura responded that there will be no backing out on to North Creek Road.

3. The storm water system will be a closed system and approved by the Town Engineer and the County.

4. Question was raised as to sump pump discharge. - To be worked out with Engineering.

5. Question was raised as to mud on road during construction. Response given was that there will be a normal dust and dirt situation that accompanies

WOODLEDGE SUBDIVISION (CONTINUED)

new construction.

6. Question was raised to reduce speed limit on North Creek Rd. Resident was advised to contact Traffic Safety for that issue.

Chairman Valgora asked 3 times if anyone else wished to be heard for or against the subdivision? Hearing no further comment, hearing was declared closed.

Motion was made by Mr. Cary, seconded by Mr. Carnevale to approve the subdivision sketch and proceed to final with the aforementioned modifications. Carried.

PARKVIEW MEDICAL CENTER - REVISED SITE PLAN - SOUTH PARK AVENUE.

Mr. Carl Wittmeyer appeared before the Planning Board with a revised site plan for the fourth medical building which will be located to the back of the medical complex. Changes have been made as requested. Building Inspector noted that a lighting location and sidewalks should be designated on the site plan. A seal must also be affixed to each site plan. A copy of the order from D.E.C. was presented requesting the installation of a 5' marsh pond.

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

HAROLD MONCKTON - M. ZIEBACK - REQUEST TO CHANGE ZONING FROM R-A BACK TO C-2 ON LAKEVIEW ROAD.

Messrs. Monckton and Zieback appeared before the Planning Board to request a change in their zoning from R-A to C-2. Originally, the property for Mr. Monckton had been C-2, but due to the Town wide zoning change is back to R-A. Mr. Zieback stated that his property is zoned R-A but he would like a C-2. Applicants were advised to file a petition for rezoning.

MR. PATRICK KERRIGAN--PROFESSIONAL OFFICE - 3710 ABBOTT RD. ZONED N-C

Mr. & Mrs. Patrick Kerrigan appeared before the Planning Board with a survey and a request to use a vacated building located at 3710 Abbott Road for a professional office. The portion in front is paved and on an incline. If there will be any parking in front, a variance will be required from the Zoning Board of Appeals. Four employees will be using the office. Parking can also be arranged to the rear of the building which is presently stoned. Applicant was advised that paving will be a requirement of site plan approval as well as some type of landscaping plan.

Motion was made to forward a favorable recommendation to the Zoning Board for parking within the first 35' by Mr. Danyluk, seconded by Mr. Crandall. Carried. Applicant was advised that conceptual approval has been given for the site pending a new site plan.

OTHER MATTERS:

Public hearings on rezonings have been scheduled as followed:

1. John Bosse - property on Shoreham Drive - Oct. 26th.
2. Ferro Corp. Willett Rd. "
3. Calabrese rezoning - Commerce Park "
4. Front parcel of Commerce Park "

Motion was made by Mr. Crandall, seconded by Mr. Carnevale to adjourn the meeting. Carried. Meeting adjourned at 10:20 p.m.

RESPECTFULLY SUBMITTED,

George Danyluk
GEORGE DANYLUK, SECRETARY
PLANNING BOARD

NEXT MEETING DATE: OCT. 14, 1987
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
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 30, 1987

The proposed road heading north to the center of the proposed subdivision should be in a perfectly straight line. There is a bend in the cul de sac and with snow removal there are problems where the street is.

Drainage has not been indicated on the plan and should be worked out with the Engineering Dept. North Creek is a County Road. Southwestern is a State Highway.

R. A. SMITH, HIGHWAY SUPT.
TOWN OF HAMBURG

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September 30, 1987

MEMO TO: Planning Board

FROM: Planning Dept.

SUBJECT: Preliminary Woodledge Subdivision

1. Right of-way radius of turn around of cul-de-sac is 75 feet.
2. The final subdivision should have a deed restriction on lot numbers 14, 15 and 16 prohibiting access onto Southwestern Blvd.
3. Remove from the General Notes number 1. The Town Board does not approve subdivisions and the Town Clerk does not sign them.
4. There must be provision for signature of the Town Engineer.
5. If islands are to be built within the street right of way, they should be shown.
6. The question of private versus public roads will have to be resolved for the final plat.

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September 30, 1987

TO: TOWN OF HAMBURG PLANNING BOARD

SUBJECT: Woodledge Subdivision - Part of Lot 43, T-9, R-8
Lakeview, N. Y.

This is a revised subdivision Map Job #87-59 dated September 1987.
The property is zoned R-1 and all 17 lots appear to meet the Town Zoning Code.

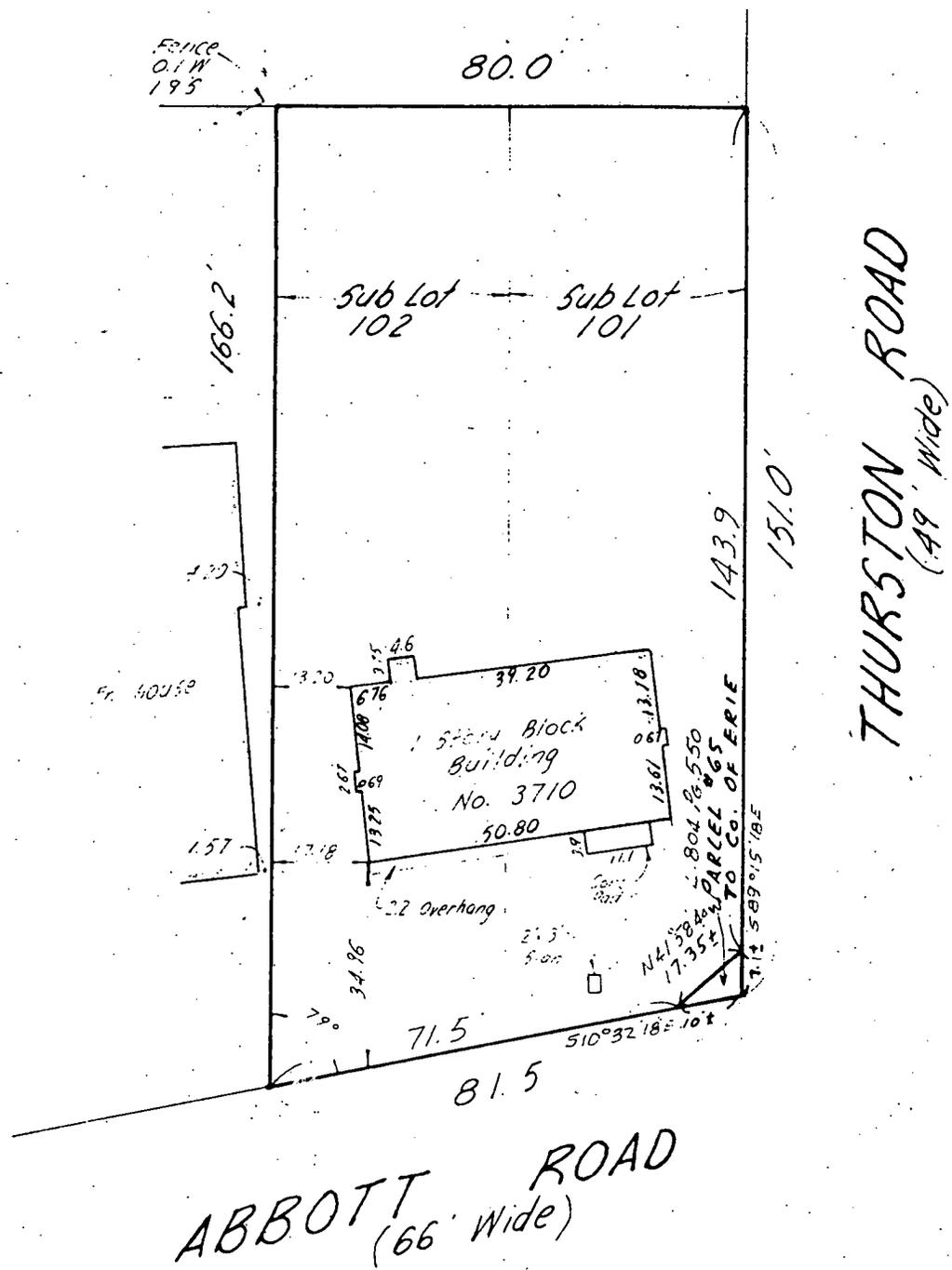
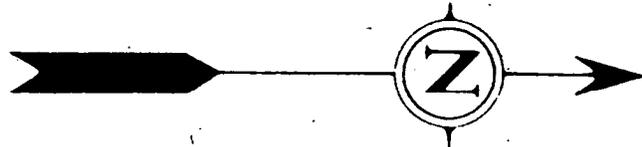
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If I can be of any more assistance, feel free to contact me.

Sincerely,

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

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.



SURVEY MAP OF: STREET ROAD AVE HWY N S SIDE 3710 Abbott Road

Date July 8, 1987 LOT (or part of) 33 SECT. 10 TWP. 10 RNGE 7 SUB LOT 101 & 102

Scale 1" = 30' SUB LOT (or part of) _____ BLK. _____ COVER 952 LIBER _____ PG. _____

Job No. 75524 CITY (or Village) _____ TOWN Hamburg CO Erie N Y

REF. M.F. BK. _____ PG. _____ BK. _____ PG. _____

ADVANCE SURVEY GROUP

RENE A. SAUVAGEAU
 LICENSED LAND SURVEYOR

OFFICES:
 ERIE-NIAGARA CO'S, N. Y.
 Exemption Certificate - Sec. 7208 N
 Lic. No. 41019

ALTERATION OR ADDITION TO THIS DOCUMENT IS IN VIOLATION OF SECTION 7209, PROVISION 2 OF NEW YORK STATE EDUCATION LAW. THIS DOCUMENT VOID UNLESS EMBOSSED WITH NEW YORK STATE LICENSED LAND SURVEYOR'S SEAL NO. 41019.