

TOWN OF HAMBURG

PLANNING BOARD MINUTES

10-5-88

The Town of Hamburg Planning Board met in regular session on Wednesday, October 5th 1988 at 8:00 p.m.

Those attending included: Chairman Richard Crandall, G. Gerald Valgora, Elgin Cary, Steve Strnad, G. Koenig, Dennis Gaughan, & S. Carnevale. Others attending included George McKnight, and Terry Dubey, Stenographer, D. Gorman Attorney.

The Planning Board met in special session for the Public Hearing of Brierwood Village Estates, Part I.

Secretary Cary read the following Legal Notice:

LEGAL NOTICE
BRIERWOOD VILLAGE ESTATES
PART I

Notice is hereby given that the Planning Board will hold a Public Hearing on **Wednesday, October 5, 1988 at 8:00 p.m.** in the Hamburg Town Hall for the purpose of approving Brierwood Village Estates, Part I.

All that tract, piece or parcel of land situate, lying and being on Amsdell Road, Town of Hamburg, State of New York, being part of Lots 28, 29, 34 and 35, Township 9, Range 8 of the Holland Land Company's Survey, being more particularly bounded and described as follows:

Beginning at a point, said point being two thousand two hundred ninety and nine hundredths feet (2290.09) measured along the centerline of Amsdell Road from its intersection with the westerly boundary of Southwestern Boulevard (U.S. Route 20); thence northeasterly along a bearing of N 20°33'40" E a distance of one hundred forty-four and thirty-seven hundredths feet (144.37) to a point; thence continuing northeasterly along a bearing of N 49°41'24" E a distance of six hundred forty-seven and thirty-one hundredths feet (647.31) to a point; thence still continuing northeasterly on a bearing of N 11°17'01" E a distance of seven hundred fifty-two and forty-three hundredths feet (752.43) to a point; thence easterly on a bearing of S 81°48'26" E a distance of three hundred

thirty and sixty-one hundredths feet (330.61) to a point; thence northerly along a bearing of N 0°29'28" E a distance of two hundred eight and nineteen hundredths feet (208.19) to a point; thence northwesterly on a bearing of N 50°57'31" W a distance of two hundred forty and no hundredths feet (240.00) to a point; thence easterly along a bearing of N 88°57'38" E a distance of one thousand twenty-five and no hundredths feet (1025.00) to a point; thence south on a bearing of S 3°53'44" E a distance of one thousand three hundred nineteen and two hundredths feet (1319.02) to a point; thence southwesterly on a bearing of S 46°14'45" W a distance of two hundred fifty-six and forty-nine hundredths feet (256.49) to a point; thence southerly on a bearing of S 0°15'04" E a distance of one hundred eighty-seven and seventy-one hundredths feet (187.71) to a point on the centerline of Amsdell Road; thence westerly along the centerline of Amsdell Road on a bearing of S 89°44'56" W a distance of one thousand five hundred ninety and no hundredths feet (1590.00) to a point; thence continuing westerly along the centerline of Amsdell Road on a bearing of N 69°26'20" W a distance of one hundred eighty-six and six hundredths feet (186.06) to the point or place of beginning. Above described parcel of land said to contain 50.21 acres of land, more or less, not including highways.

Dated: September 23, 1988

RICHARD CRANDALL, Chairman
ELGIN CARY, Secretary
Town of Hamburg Planning Board

10-5-88

Chairman Crandall declared the hearing open:

Mr. Edmund Burke, developer, again presented a rendering of his proposed subdivision which is to be located off Amsdell Road. It was noted that the developer has been in contact with the Highway Supt. with respect to the Pebble Beach Drive area, on the proposed stone monuments and the question of maintenance and responsibility. Mr. Paul O'Neill stated that he has discussed the matter with the Highway Supt. and that a drawing has been initialed for acceptance. Planning Board members asked that a memorandum be drawn up and submitted to the Planning Board. The following memos were received:

PLANNING

1. Is the firm of Tallamy, Van Kuren, & Gertis the authorized agent for the owner? If not, the name of the owner must be on the plat layout.
2. Is the radius of the Pebble Beach Drive cul-de-sac 74 feet?
3. A topographic map is still needed.
4. The cul-de-sac is 825 feet in length to the center of the turn around and the subdivision regulations state that it should be no more than 500 feet in length. The Planning Board has the power to allow this greater length if they so desire.
5. The lots all appear to meet or exceed the minimum R-1 requirements of the zoning ordinance.

ENGINEERING REVIEW

1. The owners of the adjacent lands across Amsdell should be shown.
2. The dead end cul-de-sac on Pebble Beach Drive exceeds the 500 foot maximum length shown in the sub. regulations.
3. Sublots 53 to 67 should be without access to Amsdell Rd.
4. Sublots 52 and 68 to 70 should be omitted or the layout revised so that they do not front on Amsdell Rd.
5. A buffer strip along Amsdell Rd. reserved for plantings should be shown.
6. The layout of sublots 24, 64, 12, 34 & 36 could be squared off and/or revised.

On the cul-de-sac, the Planning Board has the ability to waive the requirement of the length of the road. A discussion was held with the Police and Fire Dispatch on the subject and they felt that because the area abuts a service road, it should not be a critical problem. Also, there should be adequate fire hydrants (3) with pressure located in the cul-de-sac. It was agreed that the subdivision plat should show the name of Edward Burke Construction. A topographic map will also be required for the Engineering Dept. Also, the buffer should be indicated on the plat. It was noted that a 42" main is presently in place.

Mr. Donald Wiess of Cloverbank Road again stated the concerns of traffic safety off Cloverbank and Amsdell Roads. It was noted that Traffic Safety would be having their meeting soon and should address traffic concerns in the D.E.I.S. The question of microwaves and WEBR station was raised. Mr. McKnight responded that he has written to WEBR for their response on this matter. When a reply is received, it will be incorporated in the final D.E.I.S.

Motion was made by Mr. Gaughan, seconded by Mr. Valgora:

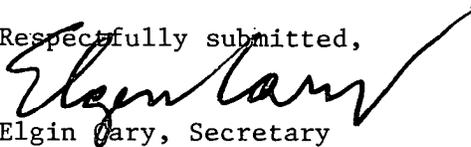
RESOLVED, that the preliminary plat of Brierwood Village Estates, Part I, be approved contingent upon:

1. A legal agreement between the Town and the owner of Brierwood Country Club to have the Country Club responsible for maintenance and liability for the two street entrances onto Amsdell Road (Pebble Beach Drive and East Country Club Lane);
2. A deed restriction to provide the private maintenance of the berm and landscaping and prohibit driveways onto Amsdell Road from all double frontage lots;
3. That the Planning Board accepts the greater length of the Pebble Beach cul-de-sac as presented based on the rationale that there is adequate access from the west with a service road for safety concerns;
4. That the file contain a letter from the Supt. of Highways approving the entrances and the monuments as described.
5. That the approval of this subdivision does not mean approval of the town houses that are identified as future development. Carried.

Motion was made by Mr. S. Carnevale, seconded by Mr. Koenig to request a final D.E.I.S. on the Brierwood Village Estates to address the questions that were raised during the review process. Carried.

Motion to adjourn the meeting was made by Mr. Valgora, seconded by Mr. Koenig. Carried. Meeting adjourned at 9:30 p.m.

Respectfully submitted,


Elgin Cary, Secretary
Planning Board

NEXT REGULAR MEETING

10-12-88 - 7:30 P.M.

HAMBURG TOWN HIGHWAY DEPT.



Supt. Richard A. Smith, 97 Evans St., Hamburg, N.Y. 14075
Telephone Days: (716) 649-2351 - Nights: 648-5111

7700

Date: October 6, 1988

Subject: Roadway Entrances to ne Subdivisions
Briarwood - Part 1.

To: Hamburg Planning Board

The policy of this department has historically been not to allow any obstructions or items to be constructed within the right of way that may cause a traffic hazard or a maintenance option.

Examples are: Dividing walls, bushes, trees, flowers, divided approaches, etc.

In the case of Briarwood Subdivision I am deviating from the policy to allow the town highway approaches to be divided for beautification purposes. The developer has agreed to widen the approaches to allow the divider to be constructed and has committed his company to maintain them. Since these approaches will also serve as entrances that will should be comparable to the golf course development I feel confident that the area will be maintained properly.

If they are not maintained to our satisfaction they will be removed and this permit will expire. The Town Highway law clearly explains that the Town Supt. is custodian of the right of way and has the power to grant or not to grant a permit for the items within it. I feel that this section protects the town from any inheritance of problems.

Thank you for your attention of this matter.

Yours,

Supt. Richard A. Smith

Note: the developer has to obtain a permit for this special construction.

cc: Town Engineering Dept.

Improved Streets Mean Safer Streets!



Plan. Director
George McDiarmid

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

October 5, 1988

MEMO TO: PLANNING BOARD

FROM: PLANNING DEPT.

SUBJECT: Brierwood Village Estate Part I - Review
for Public Hearing.

1. I asked several questions in my earlier review which need to be answered.
2. Is the firm of Tallamy, Van Kuren, Gertis & Associates the authorized agent for the owner? If not, the name of the owner must be on the plat layout.
3. Is the radius of the Pebble Beach Drive cul-de-sac 74 feet?
4. A topographic map is still needed.
5. The cul-de-sac is approximately 825 feet in length to the center of the turn around and the subdivision regulations state that it should be no more than 500 feet in length. The Planning Board has the power to allow this greater length if they so desire.
6. The lots all appear to meet or exceed the minimum R-1 requirements of the zoning ordinance.

TOWN OF HAMBURG

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



JR
JUINN, JR.

Councilmen
D. MARK CAVALCOLI
JAMES F. CONNOLLY
DANIEL J. HENRY
PATRICK H. HOAK

From Rick Lardo 10-5-88

Town Attorney
VINCENT J. SORRENTINO

Town Clerk
GEORGE DANYLUK

Supt. of Highways
RICHARD A. SMITH

Receiver of Taxes
ROBERT A. MARS

TO: Town Planning Board
FROM: Engineering Dept.
DATE: 9-22-88
SUBJ: BRIARWOOD VILLAGE PART I
PRELIMINARY PLAT REVIEW

The following review comments are provided without the benefit of a Final Environment Impact Study:

10-5

OK *c* → A key map shall be provided for locating the parcel. The owners of the adjacent lands across Amsdell should be shown. *not shown*



OK *L* → The intended use of the parcel north of sublots 34-38 should be shown.

-The proposed street names must be approved by Fire Central.

P.B. decision



-The dead-end cul-de-sac on Pebble Beach Drive exceeds the 500 foot maximum length shown in the subdivision regulation.



-Sublots 53 to 67 should be without access to Amsdell Road.



-Sublots 52 and 68 to 70 should be omitted or the layout revised so that they do not front on Amsdell Road.



-A buffer strip along Amsdell Road reserved for plantings should be shown.



-The layout of sublots 24, 64, 12, 34 & 36 could be squared off and/or revised.

did not change on plan

Richard J Lardo

Richard J. Lardo
Town of Hamburg, Eng. Dept.

RJL/dp

LEGAL NOTICE

TOWN OF HAMBURG

Notice is hereby given that the Planning Board will hold a Public Hearing on **October 12th, 1988 at 8:00 p.m.** for the purpose of approving a Subdivision known as "**BROMPTON HEIGHTS.**"

PROPOSED DESCRIPTION OF BROMPTON HEIGHTS

PART II

A RESUBDIVISION OF HIGHLAND ACRES, M.C. 925

All that tract or parcel of land situate in the Town of Hamburg, County of Erie, State of New York, being part of Lot 48, Township 9, Range 7, of the Holland Land Company's survey and being part of a certain subdivision filed under cover map 925 in the Erie County Clerk's Office bounded and described as follows:

Beginning on the north line of East Highland Avenue as a 70.0' wide road, at the south east corner of Sub Lot 5 as filed under map cover 2303.

Thence north along the east line of Sub Lot 5 at a bearing of $N 00^{\circ} 18' 56'' E$ a distance of 125.00'.

Thence east parallel to the centerline of East Highland Avenue at a bearing of $N 89^{\circ} 49' 32'' E$ a distance of 178.93 to a point.

Thence $S 00^{\circ} 10' 28'' E$ a distance of 125.0' to the north line of East Highland Avenue.

Thence east along the north line of East Highland Avenue as filed under map cover 925 in the Erie County Clerk's Office at a bearing of $N 89^{\circ} 49' 32'' E$ a distance of 865.55' to a point.

Thence north at right angles to East Highland Avenue at a bearing of $N 00^{\circ} 10' 28'' W$ a distance of 125.00' to a point.

Thence east parallel with East Highland at a bearing of $N 89^{\circ} 49' 32'' E$ a distance of 180.30' to a point on the west line of map cover 1749 filed in the Erie County Clerk's Office.

Thence south along the west line of cover map 1749 at a bearing of $S 00^{\circ} 02' 18'' E$ a distance of 640.70' to a point.

Thence west at right angle to last described line at a bearing of $S 89^{\circ} 57' 42'' W$ a distance of 270.01'.

Thence $S 0^{\circ} 02' 18'' E$ a distance of 2.44' to a point.

Thence $S 89^{\circ} 49' 32'' W$ a distance of 194.46' to a point.

Thence $S 0^{\circ} 10' 28'' E$ a distance of 40.00' to a point.

Thence west parallel to East Highland Avenue at a bearing of $S 89^{\circ} 49' 32'' W$ a distance of 763.54' to a point.

Thence $N 26^{\circ} 46' 10'' W$ a distance of 287.11' to the south line of Sub Lot 11 of cover map 2303.

Thence east along the south line of Sub lots 11 and 12 at a bearing of $S 00^{\circ} 40' 34'' E$ a distance of 151.89' to the southeast corner of Sub Lot 12.

Thence north on the east line of Sub Lot 12 and on an extension thereof at a bearing of $N 00^{\circ} 06' 01'' W$ a distance of 277.10' to the centerline of East Highland Avenue as a 50.0' wide road.

Thence west along the centerline of East Highland Avenue at a bearing of $S 89^{\circ} 49' 32'' W$ a distance of 20.04' to a point in line with the east line of Sub Lot 5 of map cover 2302.

Thence north at right angles to East Highland Avenue at a bearing of $N 00^{\circ} 10' 28'' W$ a distance of 25.0' to the point of beginning.

DATED: September 22, 1988

RICHARD CRANDALL, Chairman

ELGIN CARY, Secretary

Town Of Hamburg Planning Board