

**Town of Hamburg
Planning Board Meeting
October 5, 2005**

**Papa Jake's Armor Inn
Clark Street**

Approved

**Erie County Ag. Society
Paddock building for horses**

Approved

**Gullo's Expansion back parcel
to Residential Agricultural**

**Favorable recommendation forwarded to
Town Board on rezoning**

**Armor Fire Company
Addition and Office Building
Clark Street**

Approved

**LEGAL NOTICE -
TOWN OF HAMBURG PLANNING
BOARD MEETING
OCTOBER 5TH, 2005**

The Town of Hamburg Planning Board will hold a Work Session in the Conference Room at S-6122 South Park Avenue on Wednesday, October 5th, 2005 at 7:30 p.m. and possibly do some site plan approval.

1. Papa Jake's Armor Inn -Abbott Rd. (Possible approval).

2. Erie County Agricultural Society - approval of 27,000 s.f. horse barn.

3. Submit recommendation for Gullo's Garden Center for expansion and Rezoning of back portion of land to R-A, Residential Agricultural for Planting of trees.

4. Tasseff Subdivision - further review of Ridgefield.

5. Grant extension on Southtown's Sport Complex - Camp Road .

6. Review site plan for K-Technologies - Abel Road - Expansion.

New Project:

1. Addition for storage & office for Armor Volunteer Fire Co. on Clark St.

G. KOENIG, Chairman

P. EUSTACE, Secretary

Planning Board

Dated: Sept. 21, 2005

Town of Hamburg
Planning Board Meeting
October 5, 2005

The Town of Hamburg Planning Board met for a Work Session in the Conference Room at 56122 South Park Avenue. Those attending included: Chairman Gerard Koenig, Vice-Chairman David Phillips, Secretary Paul Eustace, Bob Reynolds, Steve McCabe, Karen Rogers. Others attending included: Attorney, Don McKenna, Attorney Michael Fruth, Drew Reilly, and Terry Dubey, Stenographer. Excused: S. Yerkovich

Papa Jake's Armor Inn - Clark Street

Mr. Chris Walters, appeared before the Planning Board on the proposed renovations for the former Armor Inn on Clark Street. Variances on parking and the addition were granted at the ZBA level on 10-4-05. As for the site plan, parking spaces in front are to be removed and replaced with landscaping.

Mr. Reilly asked if the applicant could forgo the parking lot across the street as there are some drainage problems. Response is yes, the parking is based on full house capacity and will be removed from the drawing. Also, a future access drive on Abbott Road should be removed. A dumpster will be set at the northeast corner of the building. The building will be sided with cedar shake shingles. Signage is existing and will be utilized in the same manner. Issue to be discussed with Kurt Allen. This is a Type II action under SEQR and requires no Negative Declaration.

Motion was made by Mr. Phillips, seconded by Mr. Eustace to approve the site plan for Papa Jake's Armor Inn with the following conditions: Applicant is to comply with all Engineering items as outlined in a memo dated 10-5-05; signage is to be noted on the drawing; dumpster is to be located in the northeast corner; parking spots in front are to be deleted; west parking lot is to be deleted as well as the future access drive; landscaping and curbing to be shown on the drawing. Carried.

Erie County Agricultural Society Paddock Building for Horses

Mr. Dennis Laing of the Erie County Ag Society, appeared before the Planning Board on a sketch and aerials of a replacement Paddock building to be used for horses during racing season. This is a Type II action under SEQR and will not have an impact on the environment. The drainage is not being changed.

Motion was made by Mr. Phillips, seconded by Mrs. Rogers to approve the Paddock building for the horses, and issue a Negative Declaration. Carried.

TOWN OF HAMBURG

ENGINEERING DEPARTMENT

6100 South Park Avenue • Hamburg, New York 14075 • (716) 649-6111, Ext. 2350 • Fax (716) 649-2522
e-mail: engineering@townofhamburgny.com



Supervisor
TRICK H. HOAK

Councilmen
D. MARK CAVALCOLI
KATHLEEN COURTNEY HOCHUL
JOAN A. KESNER
THOMAS J. QUATROCHE, JR.

Town Engineer
GERARD M. KAPSIK, P.E.

Town Attorney
VINCENT J. SORRENTINO

Town Clerk
CATHERINE A. RYBCZYNSKI

Supt. of Highways
JAMES F. CONNOLLY

TO: Planning Board

FROM: Engineering Dept.

DATE: 10/5/05

SUBJ: 10/5/05 PLANNING BOARD WORK SESSION AGENDA
Addition to Papa Jakes, 5381 Abbott Road and
Parking Lot Expansion at 5404 Bayview Road

The following are Review Comments on a site plan dated 9/7/05:

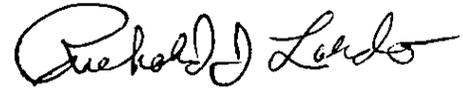
- (1) The Planning Board previously approved site plans for these parcels on 5/16/1986.
- (2) 5404 Bayview Road
 - The future access drive is to be removed from the plan
 - Provide a typical pavement section.
 - Include design elevations and storm sewers for the area.
 - Parking bumpers or curbing are to be provided for all parking spaces.
 - Landscaping is to be approved by the Planning Board.
 - There are several existing trees in the proposed parking area that should be shown on the plan.
- (3) 5381 Abbott Road
 - There are several areas on the drawing that are not identified as to what is proposed. Label all grass and pavement areas.
 - Curbed islands are required along Armor Duells Corners Road and Abbott Road to control ingress and egress. Provide curbing around all landscape islands. Parking bumpers or curbing are to be provided for all spaces along the north and east property line.
 - Show the proposed location for the garbage dumpster which is to be properly fenced and placed on a concrete pad.
 - Show all parking lot lighting locations.
 - Provide documentation that the building grease trap is acceptable to Erie County Sewer District No. 3.
 - Site landscaping is to be approved by the Planning Board.
 - This office has previously received drainage complaints from the adjacent property to the north regarding parking lot runoff. The owner of the property is to be contacted and appropriate measures to address their concerns are to be included in design drawings.

- Building roof downspout lines are to be piped to a storm sewer. Splash blocks are not acceptable.

All comments are to be satisfactorily addressed for approval.



Gerard M. Kapsiak, P. E.
Town Engineer



Richard J. Lardo
Principal Engineer

TOWN OF HAMBURG

ENGINEERING DEPARTMENT

6100 South Park Avenue • Hamburg, New York 14075 • (716) 649-6111, Ext. 2350 • Fax (716) 649-2522
e-mail: engineering@townofhamburgny.com



Supervisor
TRICK H. HOAK

Councilmen
D. MARK CAVALCOLI
KATHLEEN COURTNEY HOCHUL
JOAN A. KESNER
THOMAS J. QUATROCHE, JR.

Town Engineer
GERARD M. KAPSIK, P.E.

Town Attorney
VINCENT J. SORRENTINO

Town Clerk
CATHERINE A. RYBCZYNSKI

Supt. of Highways
JAMES F. CONNOLLY

TO: Planning Board

FROM: Engineering Dept.

DATE: 10/5/05

SUBJ: 10/5/05 PLANNING BOARD WORK SESSION AGENDA
Erie County Agricultural Society
27,000 sq. ft. Horse Barn

We have not received a site plan to review for this project.

Gerard M. Kapsiak, P.E.
Town Engineer

Richard J. Lardo
Principal Engineer

Gullo's Expansion for bulk materials on Southwestern Blvd. (Back lands)

Messrs. Russell Gullo and Dave Derkacz appeared before the Planning Board on their proposal for expansion on bulk materials in the back portion of their property on Southwestern Blvd. This is a good use for the property and a logical expansion for the nursery business. This proposal will be a more effective use with the growing of trees and agricultural, horticultural products surrounding residential areas and will also match the commercial area.

Motion was made by Mr. McCabe, seconded by Mr. Phillips to forward a favorable recommendation to the Town Board on the rezoning of a parcel from R-2 to R-A for the following reasons:

1. This is a good use of the property and a logical expansion for the nursery business.
2. This proposal will be a more effective use with the growing of trees and horticultural Products surrounding residential areas.
3. This will also match the commercial area. Carried.

Site Plan for Gullo's Expansion

Mr. Gullo stated that they have spoken with the residents who back up to this endeavor and have 8 signatures in favor of the proposal. The berm on the site will extend for 600'. The front existing building will be moved to the back with more parking for customers. They plan to keep the bobcats away from the parking lot. Parking will be increased from 15 to 90 spaces. The drainage swale will be brought around to an open drain and redirected to the pond for their watering purposes. They also plan to install a decorative fence. Item to be on October 19th agenda. Public hearing to be set at the Town Board level. (November 21st, 7:00 p.m.)

Armor Fire Company - addition and office - Clark Street

A representative from the fire company noted that the small office will be used as a Walleye Assoc. Office. Once a year, they have an event for adults and children for a fishing event. The hall is air conditioned. The building in the back will be used for storage of their equipment as well as a picnic shelter. It is an enclosed building. The property is zoned R-2 and C-1, Commercial.

Motion was made by Mr. Phillips, seconded by Mr. McCabe to issue a Negative Declaration, and approve the project contingent on Engineering. Carried.

Motion to adjourn was made by Mrs. Rogers, seconded by Mr. Eustace. Carried.
Meeting adjourned at 9:30 p.m.

Respectfully submitted
Paul Eustace, Secretary

TOWN OF HAMBURG

ENGINEERING DEPARTMENT

6100 South Park Avenue • Hamburg, New York 14075 • (716) 649-6111, Ext. 2350 • Fax (716) 649-2522
e-mail: engineering@townofhamburgny.com



Supervisor
TRICK H. HOAK

Councilmen
D. MARK CAVALCOLI
KATHLEEN COURTNEY HOCHUL
JOAN A. KESNER
THOMAS J. QUATROCHE, JR.

Town Engineer
GERARD M. KAPSIK, P.E.

Town Attorney
VINCENT J. SORRENTINO

Town Clerk
CATHERINE A. RYBCZYNSKI

Supt. of Highways
JAMES F. CONNOLLY

TO: Planning Board

FROM: Engineering Dept.

DATE: 10/5/05

SUBJ: 10/5/05 PLANNING BOARD WORK SESSION AGENDA
Gullo's Garden Center, 4767 Southwestern Blvd.
- Proposed Rezoning to RA
- Site Plan Expansion

Rezoning

- We have not yet received a survey for the proposed rezoning, and therefore have not been able to review the legal description for comparison to the survey.

Site Plan

- The existing waterline crossing the site is not shown correctly.
- Drainage calculations for the storm sewer and detention pond are to be provided.
- The Design Engineer should contact this office to discuss the site drainage.

All comments are to be satisfactorily addressed for approval.

Gerard M. Kapsiak, P.E.
Town Engineer

Richard J. Lardo
Principal Engineer

TOWN OF HAMBURG

ENGINEERING DEPARTMENT

6100 South Park Avenue • Hamburg, New York 14075 • (716) 649-6111, Ext. 2350 • Fax (716) 649-2522
e-mail: engineering@townofhamburgny.com



Supervisor
TRICK H. HOAK

Councilmen
D. MARK CAVALCOLI
KATHLEEN COURTNEY HOCHUL
JOAN A. KESNER
THOMAS J. QUATROCHE, JR.

Town Engineer
GERARD M. KAPSIK, P.E.

Town Attorney
VINCENT J. SORRENTINO

Town Clerk
CATHERINE A. RYBCZYNSKI

Supt. of Highways
JAMES F. CONNOLLY

TO: Planning Board

FROM: Engineering Dept.

DATE: 10/5/05

SUBJ: 10/5/05 PLANNING BOARD WORK SESSION AGENDA
Armor Fire Hall Addition

The following are review comments on a site plan dated 9/7/05:

- (1) Show the proposed building utility service lines.
- (2) Show the location of all drainage facilities.
- (3) Include a typical driveway pavement section.
- (4) Provide site elevations for the building and drive.

All comments are to be satisfactorily addressed for approval.

Gerard M. Kapsiak, P.E.
Town Engineer

Richard J. Lardo
Principal Engineer

TOWN OF HAMBURG

ENGINEERING DEPARTMENT

6100 South Park Avenue • Hamburg, New York 14075 • (716) 649-6111, Ext. 2350 • Fax (716) 649-2522
e-mail: engineering@townofhamburgny.com



Supervisor
TRICK H. HOAK

Councilmen
D. MARK CAVALCOLI
KATHLEEN COURTNEY HOCHUL
JOAN A. KESNER
THOMAS J. QUATROCHE, JR.

Town Engineer
GERARD M. KAPSIK, P.E.

Town Attorney
VINCENT J. SORRENTINO

Town Clerk
CATHERINE A. RYBCZYNSKI

Supt. of Highways
JAMES F. CONNOLLY

TO: Planning Board

FROM: Engineering Dept.

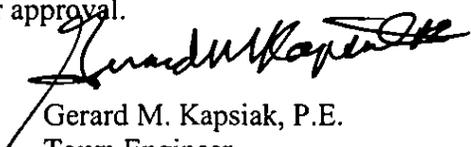
DATE: 10/5/05

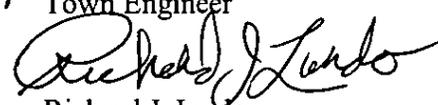
SUBJ: 10/5/05 PLANNING BOARD WORK SESSION AGENDA
Addition to K-Technologies - 5424 Abel Road

The following are review comments on a site plan dated 4/9/04 and last revised on 8/1/05:

- (1) Site plans for this parcel were previously approved by the Planning Board on 8/22/91, 11/17/93, and 11/18/94. The parking area has been enlarged and modified from the 1994 approved plan.
- (2) Provide existing and proposed site elevations.
- (3) Upon completion of the topographic survey, the design engineer should contact this office to discuss the site drainage.
- (4) Provide a typical pavement section.
- (5) Provide curbing along the parking lot perimeter.
- (6) Provide site lighting locations.
- (7) Landscaping is to be approved by the Planning Board.
- (8) Show the location of the roof drains.

All comments are to be satisfactorily addressed for approval.


Gerard M. Kapsiak, P.E.
Town Engineer


Richard J. Lardo
Principal Engineer

TOWN OF HAMBURG

ENGINEERING DEPARTMENT

6100 South Park Avenue • Hamburg, New York 14075 • (716) 649-6111, Ext. 2350 • Fax (716) 649-2522
e-mail: engineering@townofhamburgny.com



Supervisor
TRICK H. HOAK

Councilmen
D. MARK CAVALCOLI
KATHLEEN COURTNEY HOCHUL
JOAN A. KESNER
THOMAS J. QUATROCHE, JR.

Town Engineer
GERARD M. KAPSIK, P.E.

Town Attorney
VINCENT J. SORRENTINO

Town Clerk
CATHERINE A. RYBCZYNSKI

Supt. of Highways
JAMES F. CONNOLLY

TO: Planning Board

FROM: Engineering Dept.

DATE: 10/5/05

SUBJ: 10/5/05 PLANNING BOARD WORK SESSION AGENDA
Southtowns Sport Complex - Commerce Place Extension

The site plan for this project was previously approved by the Planning Board on 5/19/04 contingent upon addressing all Engineering issues and several Planning Board requirements. To date, the plans have not been satisfactorily revised. We have no objection to granting a time extension for the project with the same conditions.

Gerard M. Kapsiak, P.E.
Town Engineer

Richard J. Lardo
Principal Engineer

TOWN OF HAMBURG

S-6100 SOUTH PARK AVENUE • HAMBURG, NEW YORK 14075 • (716) 649-6111 • FAX (716) 649-4087



Supervisor
PATRICK H. HOAK

Councilmen
D. MARK CAVALCOLI
KATHLEEN COURTNEY HOCHUL
JOAN A. KESNER
THOMAS J. QUATROCHE, JR.

Town Attorney
VINCENT J. SORRENTINO

Town Clerk
CATHERINE A. RYBCZYNSKI

Supt. of Highways
JAMES F. CONNOLLY

LEGAL NOTICE DENNIS DEBO 2 LOT SUBDIVISION QUINBY DRIVE

Notice is hereby given that the Town of Hamburg Planning Board will conduct a Public Hearing on the Dennis Debo Subdivision on Quinby Drive on October 19, 2005 at 7:45 p.m. in Room 7B of Hamburg Town Hall.

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. 53, Township 9, Range 7 of the Holland Land Company's Survey, bounded and described as follows:

COMMENCING at a point in the center line of Quinby Drive which point is on the south line of Lot No. 53 and is a distance of 665.92 feet westerly and along the said center line of Quinby Drive from the center line of Fairgrounds Road; thence northerly at a 90° angle from the said center line of Quinby Drive a deeded distance of 408.60 feet by Liber 9062 of Deeds at Page 625 and a measured distance by Nussbaumer & Clarke, Inc. of 418.75 feet to an iron pipe; thence westerly at a 90° angle and parallel with the said center line of Quinby Drive and the south line of Lot No. 53 a deeded distance of 433.05 feet by the aforementioned deed and a measured distance of 432.11 feet by Nussbaumer & Clarke, Inc. to a point; thence southerly at a measured angle of 95°-13'-28" a deeded distance of 410.31 feet by said aforementioned deed and a measured distance by Nussbaumer & Clarke, Inc. of 420.50 feet to a point in the center line of Quinby Drive, being the south line of Lot 53; thence easterly along said center line a distance of 470.41 feet to the principal point or place of beginning containing 4.34 acres of land more or less.

GERARD KOENIG, Chairman
PAUL EUSTACE, Secretary
Planning Board

Dated: 9-21-05

LEGAL NOTICE TOWN OF HAMBURG PLANNING BOARD KRÖNE 4 LOT SUBDIVISION WILLET RD.

Notice is hereby given that the Town of Hamburg Planning Board will conduct a Public Hearing on a 4 lot Subdivision known as "Krone" Subdivision located on Willett Road to be held on October 19, 2005, at 7:30 p.m. in Room 7B of Hamburg Town Hall.

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 437, Township 10, Range 7 of the Buffalo Creek Reservation, and further bounded and described as follows:

BEGINNING at a point in the center line of Willet Road (49.50 feet wide) said center line being the north line of Lot No. 437, at a distance of 75.00 feet west of the northeast corner of Lot No. 437;

Thence westerly along the center line of Willet Road a distance of 364.60 feet to the northeast corner of land deeded to Jeremiah Sullivan by deed recorded in the Erie County Clerk's Office in Liber 4801 of Deeds at page 178;

Thence southerly at an interior angle of 89°23" and along the east line of Sullivan by aforesaid mentioned deed a distance of 689.18 feet to the northwest corner of land deeded to Niagara Mohawk Power Corporation by deed recorded in the Erie County Clerk's Office in Liber 7687 of Deeds at page 541;

Thence easterly at an interior angle of 90°46'43" and along the northerly line of land deeded to Niagara Mohawk Power Corporation by aforesaid mentioned deed a distance of 108.03 feet to the Southwest corner of land deeded to Niagara Mohawk Power Corporation by deed recorded in the Erie County Clerk's Office in Liber 7874 of Deeds at page 453;

Thence northeasterly at an interior angle of 129°48'17" and along the northwesterly line of land deeded to Niagara Mohawk Power Corporation by aforesaid mentioned deed a distance of 478.48 feet to a point; Thence westerly at an Interior angle of 50°02" and along a line parallel with Willet Road a distance of 54.72 feet to a point;

Thence northerly at an exterior angle of 90°37' a distance of 322.75 feet to the Point or Place of Beginning, containing within said bounds 4.921 acres (214,358.76 sq. ft.) of land more or less, according to a survey performed by Paul G. Pagano, Registered Land Surveyor No. 050520, in August of 2005.

GERARD KOENIG, Chairman
PAUL EUSTACE, Secretary
Planning Board

Dated: 9-21-05

LEGAL NOTICE TOWN OF HAMBURG PLANNING BOARD SPECIAL USE PERMIT QUINBY DRIVE DAY CARE CENTER

QUINBY DRIVE

Notice is hereby given that the Town of Hamburg Planning Board will conduct a Public Hearing for a Special Use Permit for the Quinby Drive Day Care Center for Dennis Debo on Oct. 19, 2005 at 8:00 p.m. in Room 7B of Hamburg Town Hall.

All interested parties are invited to attend.

Gerard Koenig, Chairman
Paul Eustace, Secretary
Planning Board

Dated: 9-21-05
9-29

"It's Great Living in Hamburg... The Town That Friendship Built"

www.TownofHamburgNY.com

Legal Notice
Town of Hamburg Planning Board
Krone 4 Lot Subdivision - Willett Rd.

Notice is hereby given that the Town of Hamburg Planning Board will conduct a Public Hearing on a 4 lot Subdivision known as "Krone" Subdivision located on Willett Road to be held on October 19 2005, at 7:30 p. m. in Room 7 B of Hamburg Town Hall.

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 437, Township 10, Range 7 of the Buffalo Creek Reservation, and further bounded and described as follows:

BEGINNING at a point in the center line of Willet Road (49.50 feet wide) said center line being the north line of Lot No. 437, at a distance of 75.00 feet west of the northeast corner of Lot No. 437;

Thence westerly along the center line of Willet Road a distance of 364.60 feet to the northeast corner of land deeded to Jeremiah Sullivan by deed recorded in the Erie County Clerk's Office in Liber 4801 of Deeds at page 178;

Thence southerly at an interior angle of $89^{\circ}23'$ and along the east line of Sullivan by aforesaid mentioned deed a distance of 689.18 feet to the northwest corner of land deeded to Niagara Mohawk Power Corporation by deed recorded in the Erie County Clerk's Office in Liber 7687 of Deeds at page 541;

Thence easterly at an interior angle of $90^{\circ}46'43''$ and along the northerly line of land deeded to Niagara Mohawk Power Corporation by aforesaid mentioned deed a distance of 108.03 feet to the southwest corner of land deeded to Niagara Mohawk Power Corporation by deed recorded in the Erie County Clerk's Office in Liber 7874 of Deeds at page 453;

Thence northeasterly at an interior angle of $129^{\circ}48'17''$ and along the northwesterly line of land deed to Niagara Mohawk Power Corporation by aforesaid mentioned deed a distance of 478.48 feet to a point;

Thence westerly at an interior angle of $50^{\circ}02'$ and along a line parallel with Willet Road a distance of 54.72 feet to a point;

Thence northerly at an exterior angle of $90^{\circ}37'$ a distance of 322.75 feet to the Point or Place of Beginning, containing within said bounds 4.921 acres (214,358.76 sq. ft.) of land more or less, according to a survey performed by Paul G. Pagano, Registered Land Surveyor No. 050520, in August of 2005.

Gerard Koenig, Chairman
Paul Eustace, Secretary
Planning Board

Dated: 9-21-05

Legal Notice
Dennis Debo 2 Lot Subdivision
Quinby Drive

Notice is hereby given that the Town of Hamburg Planning Board will conduct a Public Hearing on the Dennis Debo Subdivision located on Quinby Drive on October 19, 2005 at 7:45 p.m. p.m. in Room 7B of Hamburg Town Hall.

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. 53, Township 9, Range 7 of the Holland Land Company's Survey, bounded and described as follows'

COMMENCING at a point in the center line of Quinby Drive which point is on the south line of Lot No. 53 and is a distance of 665.92 feet westerly and along the said center line of Quinby Drive from the center line of Fairgrounds Road; thence northerly at a 90° angle from the said center line of Quinby Drive a deeded distance of 408.60 feet by Liber 9062 of Deeds at Page 625 and a measured distance by Nussbaumer & Clarke, Inc. of 418.75 feet to an iron pipe; thence westerly at a 90° angle and parallel with the said center line of Quinby Drive and the south line of Lot No. 53 a deeded distance of 433.05 feet by the aforementioned deed and a measured distance of 432.11 feet by Nussbaumer & Clarke, Inc. to a point; thence southerly at a measured angle of 95°-13'-28" a deeded distance of 410.31 feet by said aforementioned deed and a measured distance by Nussbaumer & Clarke, Inc. of 420.50 feet to a point in the center line of Quinby Drive, being the south line of Lot 53; thence easterly along said center line a distance of 470.41 feet to the principal point or place of beginning containing 4.34 acres of land more or less.

Gerard Koenig, Chairman
Paul Eustace, Secretary
Planning Board

Dated: 9-21-05

Legal Notice
Town of Hamburg Planning Board
Special Use Permit
Quinby Drive Day Care Center
Quinby Drive

Notice is hereby given that the Town of Hamburg Planning Board will conduct a Public Hearing for a Special Use Permit for the Quinby Drive Day Care Center for Dennis Debo on Oct. 19 2005 at 8:00 p.m. in Room 7B of Hamburg Town Hall.

All interested parties are invited to attend.

Gerard Koenig, Chairman
Paul Eustace, Secretary
Planning Board

Dated: 9-21-05

Gerard Koenig, Chairman
Paul Eustace, Secretary
Planning Board

Dated: 9-21-05