

Town of Hamburg Planning Board  
October 10th, 1990  
Actions Taken

Durham Road Subdivision - Tabled until November 14th

Berkley Square - Tabled

Fairway Commons - Boston State Rd. - Rezoning Petition from R-A to R-3 for Condominiums. Tabled to investigate surface conditions.

Camp Road Collision - B. Howorka - Conditional approval given based on identification of the proposed frame building on the north end to be a 2 bay collision shop; that the existing frame house on the south side is for general office space; 1 parking spot to be deleted on the southern most tip; that landscaping be provided in the front as approved by S. Bower.

Tops Market - No information on revisions yet available.

Training session for Wetlands, Nov. 29th 3:45 p.m. and 9:00 p.m.

Tour of sites - November 3rd at 9:00 a.m. Hamburg Town Hall

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**Town of Hamburg  
Planning Board Minutes  
October 10, 1990**

The Town of Hamburg Planning Board met in regular session on Wednesday, October 10th in Room 7 of Hamburg Town Hall at 8:00 p.m. Those attending included: Chairman Richard Crandall, Vice-Chairman Elgin Cary, Secretary Gerard Koenig, Sandy Carnevale, David Phillips, & D. Gaughan. Others attending included: G. McKnight, S. Bower, R. Vaughan, L. Rockwood, B. Pietrocarlo, R. Lardo, Attorney D. Gorman and T. Dubey, Stenographer. **Excused:** S. Strnad.

Minutes of the meeting of 9-26-90 were approved on motion by Mr. Phillips, seconded by Mr. Cary. Carried.

**Durham Development - Tabled until November 14th, for a variance on land area for 1/10th of an acre..**

**Berkley Square - Tabled for further information on D.E.I.S.**

**Fairway Commons - Boston State Road for Condominiums - Rezoning Petition from R-A to R-3.**

Attorney Ron Tills appeared on behalf of his rezoning petition for Fairway Commons on Boston State Road. Matter was tabled for review by residents, Mr. Bushardt and Mr. Whalen, as they have concerns about the project. Concerns of Mr. Bushardt are:

1. A look at the accident records for intersection of McKinley and Boston State Roads.
2. Logic is strong that a progression from R-A to R-3 does not make good sense.
3. The degradation effect of an R-3 district on what is said to be a high tax R-1 area adjacent to the proposed area.

In response to the question on accidents from McKinley and Boston State Road, the following memo was received from T. Ellis of Traffic Safety Board. 1987 - 5 accidents in that area--one was identified as at the intersection. 1989, 5-6 in that area. Cannot tell if they occurred at the intersection.

Mr. Cheney also responded that he has checked into the matter. There are 2, 40 m.p.h. speed limits indicated on the right of way. Based on traffic data, there are 9100 vehicles which pass back and forth daily. The condominiums will be geared toward senior adults and the impact at most will be 160 trips per day. This is an increase of 1-1/2% and is well within the capacity to be handled on Boston State Road. Driveways will be to the interior road. Garages will be at the rear of the doubles which will face Boston State Road.

Mr. Bushardt feels that this would be spot zoning and that his R-1 property would be devaluated by a change to R-3. Mrs. Ruth

**Fairway Commons (Continued)**

Miller also noted that traffic on McKinley Parkway has increased significantly with the build up of Deerfield Heights and would like a study done for the last 10 months. They would like a raw count to be undertaken by the Traffic Safety Board for this area. Soil conditions were also brought up. The Planning Board would like reliable information that this is not a wet lands area and that there is no hydric soil as the Corps of Engineers has recently clamped down on development in these areas. As to the easement, Mr. Tills noted that he can provide the liber page number whereby the Town granted permission for the drive access to the Golf Course.

Motion was made by Mr. Phillips, seconded by Mr. Koenig to **Table** this matter for another two weeks, to investigate surface conditions and concerns of residents. Carried. (D. Gaughan, abstained).

**Camp Road Collision - E.Howorka - Camp Rd. across from Lakeside Cemetery.**

Mr. Howorka appeared before the Planning Board for his proposed addition to the collision shop on Camp Road. A concern was noted on the one parking spot that infringes on the setback area which is to be removed or an appearance at the Zoning Board is required. Applicant noted that he would like to use the house for a car rental business. Board members noted that the approval must be for a specific use and if the use changes, another appearance is required before the Planning Board. It was noted that changes in the property would change the parking requirements. A total of 17 parking spots should be indicated on the site plan and a landscaping plan is also in order.

Motion was made by Mr. Koenig, seconded by Mr. Phillips to grant conditional approval based on identification of the proposed frame building on the north end as a 2 bay collision shop; that the existing frame house on the south side is to be used for general office space with a total of 17 parking spaces provided; and that the southern most parking spot be deleted in order to maintain the setback from Camp Road; that landscaping be placed in the front, a list of which is to be submitted to S. Bower of the Planning Dept.; and that a negative declaration be issued stating that there is no significant impact on the environment. Carried.

**Tops Market - Brand Names Plaza--**

No new revised drawings have been submitted. It was noted by Chairman Crandall that he is disappointed that the Village Planning Commission did not coordinate the effort with the Town. It was noted that no SEQR review was done by the Village as they felt that this is an existing site and would have no significance with a new

Planning Board Minutes, Page 3, 10-10-90

use.

**Other Matters:**

1. Chairman Crandall announced that there will be a training session offered on wetlands on November 29th, 1990. Particulars to follow.

2. George McKnight noted that the land use plan and the zoning ordinance should be updated. Changes that have been requested are:

a. Sowles Road to change to a lighter zone or a more residential flavor as opposed to C-2. (Area next to Blair House).

b. There has been a lot of pressure to change zoning across from the Erie Community College to a C-1 retail use.

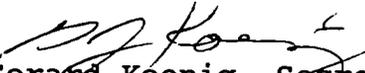
c. That St. Francis Drive at the circle be changed to an N-C zone.

Planning Board members noted that a professional consultant should be brought in to review these areas. Also, a tour of the town by Planning Board has been set up for November 3rd. Members are to meet in the parking lot at 9:00 a.m. Mr. McKnight is to contact John Farrell and make arrangements for the use of a van.

Members were informed that Ben Nicosia has re-applied for the rezoning of Twilight III on Bayview Road. Matter will be before the Board on October 24th, 1990.

Motion was made to adjourn the meeting by Mr. Koenig, seconded by Mr. Phillips. Meeting adjourned at 10:15 p.m.

Respectfully submitted,

  
Gerard Koenig, Secretary  
Planning Board

Next Meeting: October 24, 1990  
7:30 p.m.