

Mary O'Leary
687-3248

TOWN OF HAMBURG PLANNING BOARD AGENDA

DATE: October 11, 1989

TIME	NAME	PURPOSE
7:30	EXECUTIVE MEETING	
8:00	David Kresconko 826-0345 ✓ <i>Mary O'Leary</i>	Change Cockeyed Camel into an Office Building
8:20	Linda Mason Heritage Square Sub.	McKinley Parkway - Sketch
8:40	Tim Garey - Blasdell Pizzeria	Southwestern Blvd. - Revised site plan
9:00	Keith Fisher Exit 57	Site Plan review
9:20	Frank Parlato McKinley Parkway Sub.	sketch plan
9:40	Larry Erb Days Inn - Referred to Planning Board from Zoning Board on concept	
10:00	Agenda Closed	

Approval of Minutes

Minia
822-7206

Belco Electric
Pat Bellono S. W.
649-2094 *Bayview*
Kd.

**Town of Hamburg
Planning Board Minutes
10-11-89**

The Town of Hamburg Planning Board met in regular session on Wednesday, October 11, 1989 at 7:30 p.m. in the Planning Board room.

Those attending included: Chairman Richard Crandall, Vice-Chairman Elgin Cary, Secretary Gerard Koenig, Sandy Carnevale, Dennis Gaughan and David Phillips. Others attending included: D. Gorman, Attorney, George McKnight. Excused: S. Strnad.

Chairman Richard Crandall opened the meeting in Executive Session to review a problem with the Brierwood Village on S. L. 75, regarding side yard requirements. The dwelling unit is to be located at 5544 Pebble Beach Drive. Attorney Jim Walsh explained that this was not one of the sub-lots identified as being allowed to have reduced side yards. The request is to allow this sub-lot to have side yards totalling 20', and that s.l. 15, which currently has reduced side yards will now have side yards totalling 25'.

Motion was made by Mr. Phillips, seconded by Mr. Koenig that the Planning Board accept the transfer of a lot with 20' side yards deemed to Lot 75 and 76 totalling 25'. Carried.

Attorney Walsh presented the concept of A-2 for 8 unit townhouses. It was later decided to change the number of units for single family units. There is a 100' lot in between. This is proposed for Patrick Burke's home. The Townhouses have been removed and replaced with 19 singles. There will be another entranceway coming in. The density has been reduced from 80 units to 50 units. This will be another phase of Emerald Green off Cloverbank Road. There will be another entire street on Pine Grove which has conceptual approval in order to submit the proposal to the Attorney General's office. There will be a proposed entrance on to Saw Grass Court. Originally 82 units were conceptually approved. This has now been changed to 19 singles, majority being 90' frontage.

Chairman Crandall expressed concern over a refinement of the general concept. This changes the original conceptual approval to a major degree. It is not the idea that we prefer townhouses. However, we are looking at a different type of scheme. We need to see a revision of the entire layout by the quarry. We are looking for percentage of property which affects the character of the whole neighborhood.

Mr. Burke noted that he will revise the plan. There is a hole in the ground with the proposed single. Chairman Crandall stated that there should be more time to review the changes.

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Mr. Crandall further stated that a foundation has been dug and the proposal was never brought before the Planning Board for approval. Mr. Crandall expressed dis-satisfaction over the entire matter. Mr. Patrick Burke noted that it was his understanding that an R-1 use is permitted in a P.U.D. I do not understand why we can't build on our own land. I do not feel we should be denied a building permit. Mr. Crandall responded that this lot is a part of the Planned Unit Development and is subject to the review of the Planning Board.

Attorney Gorman stated that this proposal was never presented to the Planning Board and should have been. Mr. Crandall noted that if this is a well-run organization, this is not consistent with what is being done. The grouping in relation to one another, as well as density is the concern. A single family unit now changes the concept. A foundation was placed without a building permit.

In the interests of safety, and with regard to Brierwood, I, David Phillips move, to approve the lot of 3000 Cloverbank only. I do not want to see any more drawings coming to the Planning Board that are not clear, seconded by Mr. Carnevale. Carried. Also, the Environmental Impact Study specifically stated that there shall be no use of slag in the project. If slag has been put in place, it is to be removed immediately.

Letter was also read into the record from D. Wiess which reads: I would like to officially notify you that on Tuesday, October 3, 1989, slag was dumped on the Brierwood P.U.D. area. This illegal dumping occurred on the Brierwood property adjacent to that owned by Mike De Rosa on Cloverbank Rd. It should be further noted that the Town act quickly in this matter so as to remove this contaminate from our ground water basin and our drinking water well supply. I again must state that the addition of minerals such as sulphur, iron and other minerals from this and other dumpings is a grave danger to our fresh water wells. This dumping is prohibited by the Environmental Impact Statement.

Mr. Guenther, of South Creek Road, spoke from the audience with disapproval regarding this permission. It is not proper that developers build without required permits. This is turn puts the pressure on for rapid approvals.

David Kresconko - To Change Cockeyed Camel into Office Building located on the Lakeshore Rd. in Woodlawn.

Mr. David Kresconko appeared before the Planning Board on a proposed change of use from a former tavern located at 3255 Lake Shore Road in Woodlawn. The intent is to convert the downstairs to office use and retail use with 4 apartments upstairs. The property extends to Lake Avenue and on the northeast corner, I

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David Kresconko (Continued)

would like to build a 14' gazebo with pine trees and benches with a 6' sculptured fence. At the present time, there is an old chain link fence which will be removed. This would be more a park-like setting for senior adults to appreciate. The overhang will be removed and I would like to build a balcony for the apartments upstairs. The zoning is Neighborhood Commercial and this is a lesser density use. No action is required by the Planning Board.

Motion was made by Mr. Dennis Gaughan to support the proposal of Mr. Kresconko of the ornamental concept and beautification of Woodlawn as a main corridor to the Town of Hamburg, seconded by Mr. Phillips. Carried.

Manor Lane Subdivison - Mr. Lewin

Chairman Crandall noted that a letter has been forwarded by Mr. Lewin to clarify the verbage of a previous communication. Action was tabled on the subdivision for a clarification of the "as is condition" of the dedication of recreation land. This letter is in response to the prior.

The "as is condition" is meant to convey that the developers are deeding this portion of the subdivision to the Town of Hamburg as a natural field. Any improvements necessary for the conversion of this land to a recreational area shall be the responsibility of the Town of Hamburg. Furthermore, the owners of the land, Michael Wycocki and Arthur Lewin warrant that this land has not been disturbed as follows:

1. That no topsoil has been removed; nor will any topsoil be removed prior to the conveyance.
2. That no trees, brush, debris have been buried, nor will they be prior to the conveyance.

Furthermore, Michael Wycocki and Arthur Lewin agree to install a 4' wide public walk from the intersection of Parker and Manor Lane to provide egress and ingress to the designated entrance to the recreational area.

Three point two acres of land will be dedicated to the Town. If there is rock or concrete in the recreational area, we will bring in topsoil. On the playground area, there should be adequate soil ready for development. Secondly, since it is along a major highway, there is need for a fence. There should be a sidewalk from the entrance for children to walk on to get to the playground. This would be required for subdivision approval. On the walkway, this would be on the public right of way should be discussed with the Town Engineer.

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Chairman Crandall noted that there is another issue yet to be resolved which is tying into the streets of Orchard Park. A letter has been received from the Highway Dept. denoting that they are not in favor of the proposal. There is nothing to show how the matter has been finally resolved. A revised drawing has been submitted to the Planning Dept. (Public hearing was held on September 13th). Applicant is to proceed to final. (Motion must be made at the October 25th meeting).

Timothy Garey - Blasdell Pizzeria - Southwestern Blvd.

Revised site plans have been submitted for Timothy Garey's Blasdell Pizzeria which is to be located on Southwestern Blvd. Changes have been made as required. Comments were received as follows:

Engineering: The entire frontage of the parcel is to have storm pipe installed in the ditch. 3.2 A State permit is required before plan approval. 4.2 A swale is to be installed along both sides of the building in the greenway. 5.2 Curbing is to be installed at the entrance road. 6.2 Elevations are required for all storm sewer pipes, catch basins, and pavement areas. Additional site elevations are required. At least one catch basin should be installed at the sides of the building.

8.2 The sewer tap from the existing structure is to be utilized. Note this on the plan. We require all comments to be addressed for approval.

Building Inspection - Road cut permit is required from the State Dept. of Transportation. The open ditch in front of this building should be enclosed and piped at least 24 inches in diameter. The plan shows 1 receiver in the middle of the driveway. There should be at least one on the east side and west side of the building. The west side would be no problem because that is where the storm drain comes from the roof to the parking lot, into the open ditch in front. Another receiver should be on the other side. Along the east side property, there should be a swale that drains from the rear to the front. or south to north. Curbs should be poured in place. Precast concrete bumpers should be placed on the east, west, and south side.

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

Keith Fisher - Exit 57 Truck Plaza

Chairman Richard Crandall informed the board that Mr. Strnad in relation to this matter is opposed to a temporary solution in place of a hydrant. Two letters were submitted as follows:

Engineering - Jack Gilbert Page 5

Attached is a copy of a hydrant flow test performed by Erie County Water Authority at the request of the Town. The flow test was conducted on the hydrant on the Exit 57 Truck World side of Camp Rd. This hydrant is connected to the 12 inch waterline on Camp Rd. by an 8 inch line. The flow test was the subject of a meeting this morning with G. McKnight, Glenn S. Zawierucha, Fire Chief Scranton, and the writer.

We concluded the temporary solution outlined in the Fire Chief's letter of September 30, 1989 to Mr. McKnight is adequate to protect the proposed new construction. We also concluded the permanent hydrant should be in place within 3 years.

Letter from Exit 57 - Keith A. Fisher

Enclosed please find a check in the amount of \$4000.00. This check represents approximately 50% of the cost for the additional fire hose needed to reach our new building at 5220 Camp Rd. We understand that when the hose arrives, we will be responsible to pay the balance of the cost.

Resolved, that a 5 and 1/2" fire hose of a sufficient length be used as a temporary measure for firefighting for the new bldg. in the rear and secondly, that we have a signed statement from the applicant that a fire hydrant with an appropriate 10" water line be connected to the 12" water line on the east side of Camp Road, subject to the satisfaction of the Scranton Fire Dept. Chief within a 3 year period. (By 10-11-1992).

The 3 year period is the life expectancy of the hose. Hydrant should be located on the site plan.

At the last meeting the motion was made by Mr. Carnevale, seconded by Mr. Phillips to approve the site plan contingent on Engineering, Building Inspection and the issue to be resolved on proper water capability for fire-fighting purposes. This should be amended to protect the Fire-Chief and applicant.

Mr. Phillips amended as follows: The Planning Board should have in place a financial obligation for the purchase of a 5 and 1/2" fire hose which the Scranton Fire Dept. is willing to accept. (2) I also recommend that we have a signed statement that a fire hydrant be installed with an appropriate 10" water line connected to a 12" line on the east side of Camp Rd. Said hydrant to be installed within 3 years from approval subject to the satisfaction of the Scranton Fire Chief and the Town Engineering Dept., seconded by Mr. Koenig. Carried.

Dennis Gaughan voted naye.

Frank Parlato -Brushcreek Subdivision

Mr. Frank Parlato appeared before the Planning Board on a proposed subdivision which is to be located on McKinley Pkwy.

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Page 6

Frank Parlato (Continued)

Comments were received from Engineering as follows:

1.2 - Horizontal curves in the subdivision are to have a centerline radius of at least 150 feet--the radius at S.L. 7 is to be revised. 2.2 McKinley is a County Road. A permit will be required for the proposed road. The developer should (with County permission) install a crossing to the south bound lane of McKinley opposite the proposed street. 3.2 The maximum length for a permanent dead end street is 500'. The proposed street is over 1000 feet in length. 4.2 All lot lines are to be radial or right angles to the street lines. 5.2 The site is within existing sanitary and water districts. Subdivision are to be shown. 6.2 The cul-de-sac radius is to be 75'. 7.2 The walkway to the park is to be installed and fenced by the developer. 8.2 Proposed street name must be submitted for review by this office and Fire Control.

Building Inspection - This proposed 24 lot subdivision appears to meet and exceed the R-1 requirements, as far as lot size. The proposed 50 feet wide buffer, as well as park area, should remain in its natural state. Part of this proposed subdivision may be in a flood hazard boundary area. The maps should be checked, and if required, a development permit should be obtained.

Applicant is to proceed to Public Hearing. A legal description and filing fee of \$75.00 is required. Chairman Crandall noted that he would like a better guideline on fencing. On pathways between houses, the Town usually erects fencing. The wooded area will remain in its natural state. The property lines should be perpendicular and the 75 foot radius on the cul-de-sac, as well as the other appropriate items should be identified as required. No permit has been obtained from the County for the curb cut. Procedure should be started on this. Hearing is to be scheduled for October 25th. Motion was made by Mr. Phillips, seconded by Mr. Gaughan. Carried.

If there is to be a homeowner's association, covenants should be in place for our review.

Day's Inn - Larry Erb - Former Buffalo South

Mr. Erb appeared before the Planning Board on a proposed renovation on Buffalo South Motor Inn. An appearance was made before the Zoning Board. They are presently tearing down a part of the oldest motel and erecting a 4 story Days Inn. They plan to put in 60 units as opposed to 40. The proposal encroaches on the height requirement. That is the reason why an appearance was made at the Zoning Board level. This is a C-2 area and there is a 35' height restriction.

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Day's Inn (Continued)

Mr. Crandall noted that the Planning Board will reject the proposal and forward same to the Zoning Bd. There will be 20 more additional units and more parking spaces required. This is a 4 story motel. Mr. Crandall stated that he would like to see a site plan for this facility. The new buildings should be shown on a revised site plan. The proposal should also be sent to the local fire dept. to determine whether adequate fire protection can be supplied especially on a 4 story building.

Motion was made by Mr. Gaughan, seconded by Mr. Phillips to deny the site plan as presented as it violates the height requirement. We are forwarding a favorable recommendation on extending the height from 35' to no more than 40'. This is an improvement of the facility that presently exists. A new facility will be constructed which will provide additional motel space in the area, and enhances the capability of this motel to be competitive in terms of conference rooms, etc. The proposal has no adverse affect due to the nature of the buildings in the surrounding area. It is not uncommon for Days Inn to be 4 stories. Carried.

Other Matters:

On minutes, motion was made by Mr. Phillips, seconded by Mr. Gaughan. Carried.

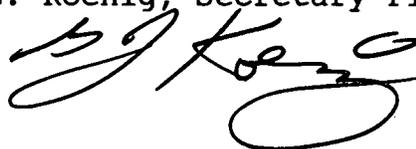
Subdivision plans are to be submitted to the School Supt. of Hamburg Central so that they can coordinate their plans. They are interested in knowing what impact new residences will have on their school system. School district boundaries need to be discussed for school bus pickup.

Chairman Crandall noted that on October 18th, there will be a Public Information Session in the Public Meeting room on Hamburg Future Development Advisory Panel. I gave an interim type report to the Town Board. At that time it was decided that there would be a session to present the information to the public with a final report to be finished and printed after the public session. Final report will be completed around Thanksgiving. I have asked and received a transcription of the report and my notes for the Public Hearing. Planning Board attendance is required.

Motion was made to adjourn by Mr. Phillips, seconded by Mr. Gaughan. Carried.

Respectfully Submitted,

G. Koenig, Secretary Planning Board



TOWN OF HAMBURG

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



Supervisor
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Councilmen
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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

TO: Richard Crandall, Chairman
Town Planning Board

FROM: Jack Gilbert

DATE: 10-10-89

SUBJ: HYDRANT EXIT 57 - TRUCK WORLD

Attached is a copy of a hydrant flow test performed by Erie County Water Authority at the request of the Town. The flow test was conducted on the hydrant on the Exit 57 Truck World side of Camp Road. This hydrant is connected to the 12 inch waterline on Camp Road by an 8 inch line. The flow test was the subject of a meeting this morning with George McKnight, Glenn S. Zawierucha (Fire Chief S.V.F.C.) and the writer.

We concluded the temporary solution outlined in the Fire Chief's letter of September 30, 1989 to Mr. McKnight is adequate to protect the proposed new construction. We also concluded the permanent hydrant should be in place within three years.


Jack Gilbert

JG/dp
Attch
CC: G. McKnight
Chief Zawierucha
R. Lardo

CHI090

HYDRANT FLOW TEST PRINT ROUTINE

RUN DATE 10/05/89

RESIDUAL HYDRANT: G17-H11A DATE: 10/04/89 TIME: 10:47 PAGE 1

RSD. HYD LOC: CAMP RD SIDE: NE
1ST SE/O DARTMOUTH RD

HAMBURG NY

WATER DIST...: 013 FIRE DISTRICT: 48109 SIZE MAIN: 8 BRCH:

PERFORMED BY: JVH & DCK

COMMENTS....: HYDRANT FLOW TEST REQUESTED BY BUD SCHOENFELD.

DISCHRG COEF: .90

PRESSURE RDGS: ELVTN USGS(FT): .0 STATIC(Psi): 90 RESIDUAL(Psi): 78

TOTAL FLOW(GPM): 978

REQUIRED RESIDUAL PRESSURE...: 20 FLOW AT REQD RESIDUAL PRESSURE.: 2,535

FLOW HYDRANT

NUMBER LOCATION OF FLOW HYDRANT
G17-H11 5220 CAMP RD OPP LEISURELAND.

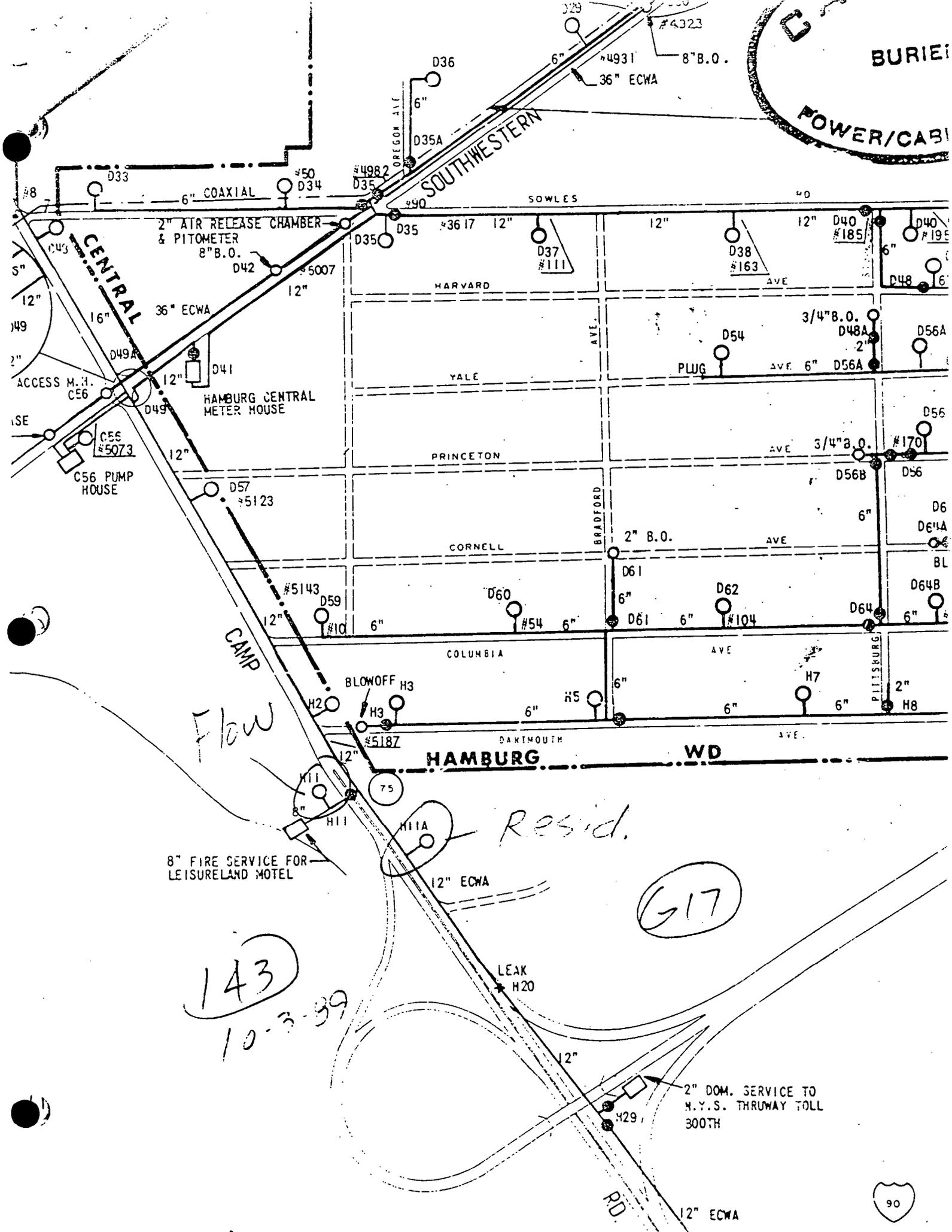
SS: NW

NZLE SIZE PITOT FLOW 000 FIRE DIST: MAIN: 8 BRCH:

1. 2.50 34.0 978 COMMENTS: RES HYD 17.25 TURNS, FLOW HYD 14.25

2. TURNS TO OPEN. USED 3920 GALS.

3. TOT FLOW: 978



BURIED
POWER/CABLE

SOUTHWESTERN

CENTRAL

CAMP

HAMBURG

WD

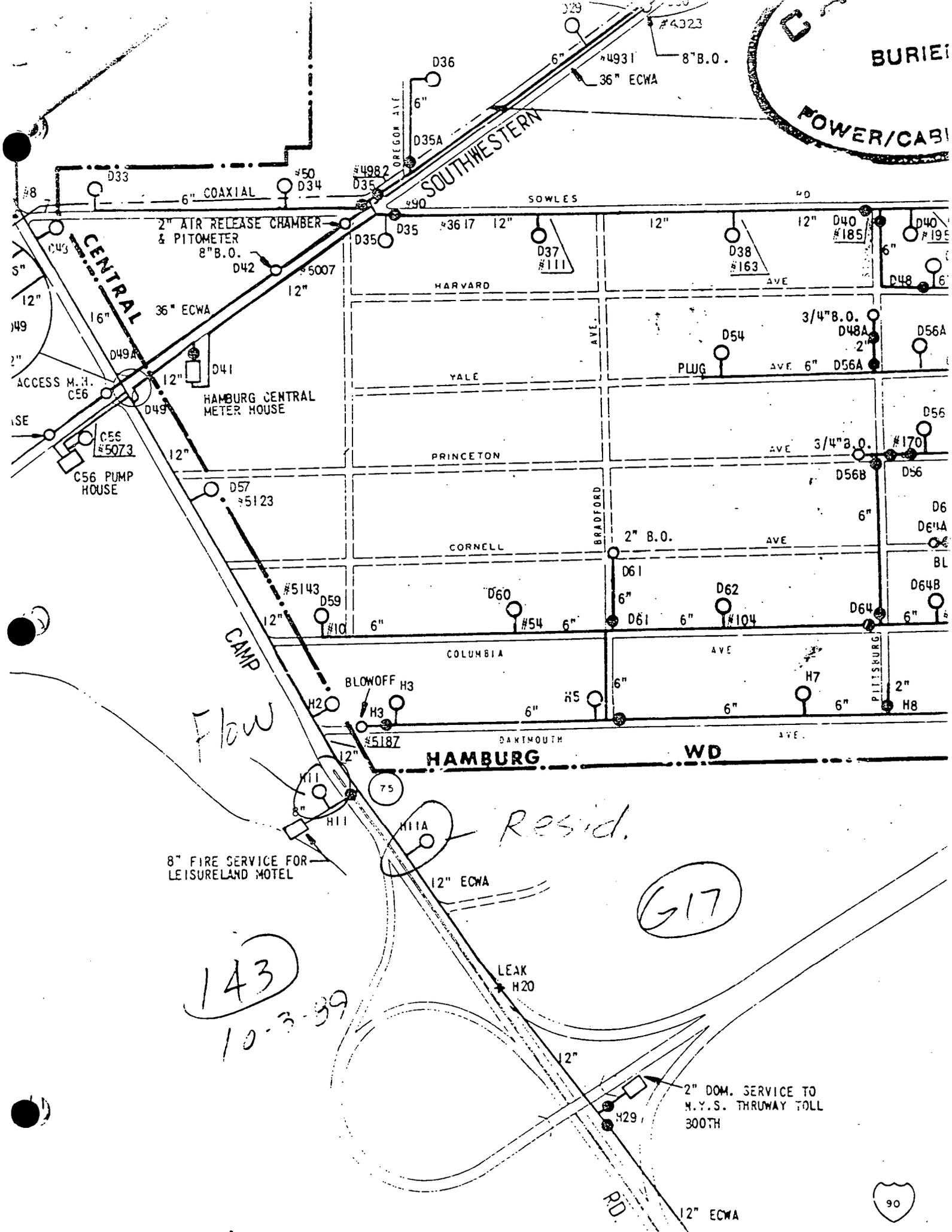
Resid.

G17

143
10-3-39

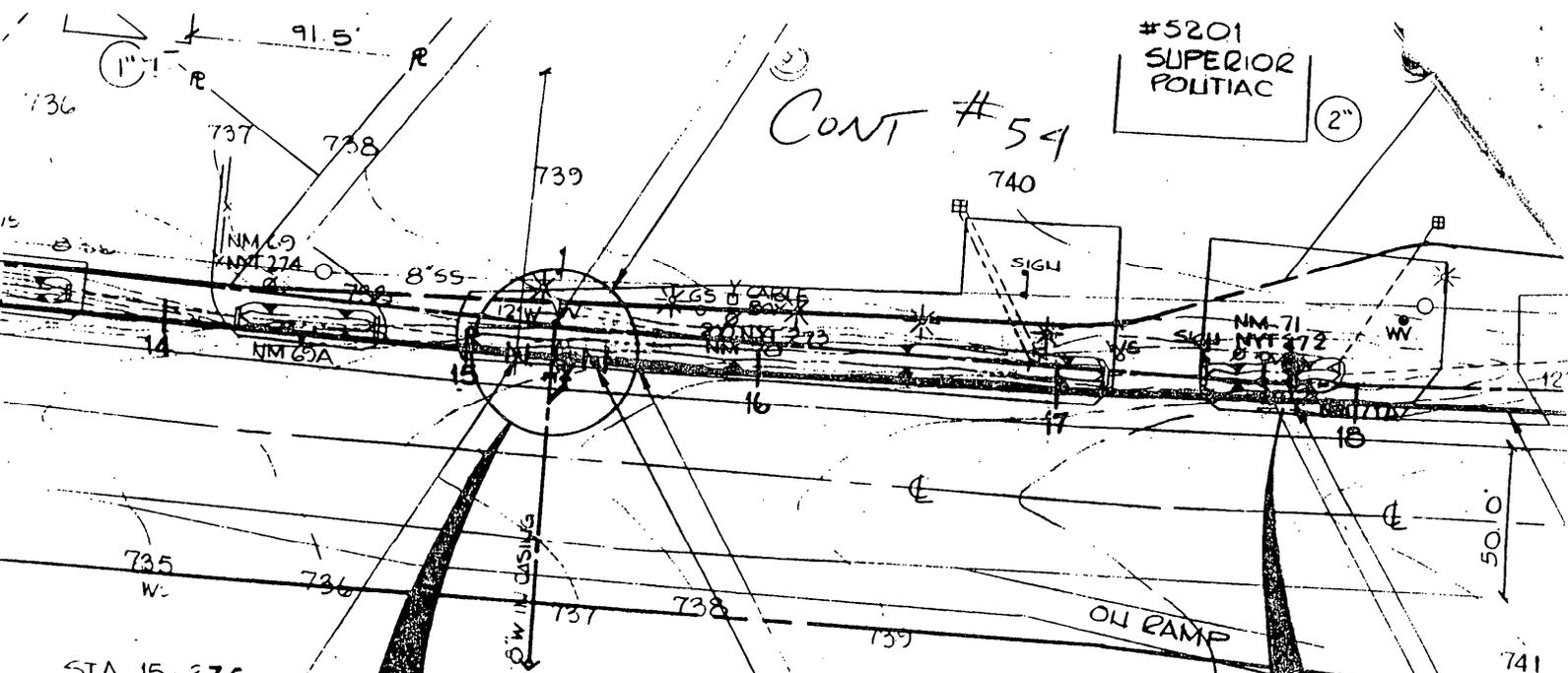
8" FIRE SERVICE FOR
LEISURELAND MOTEL

2" DOM. SERVICE TO
N.Y.S. THRUWAY TOLL
300TH



CONT # 54

#5201
SUPERIOR
POLITIAC

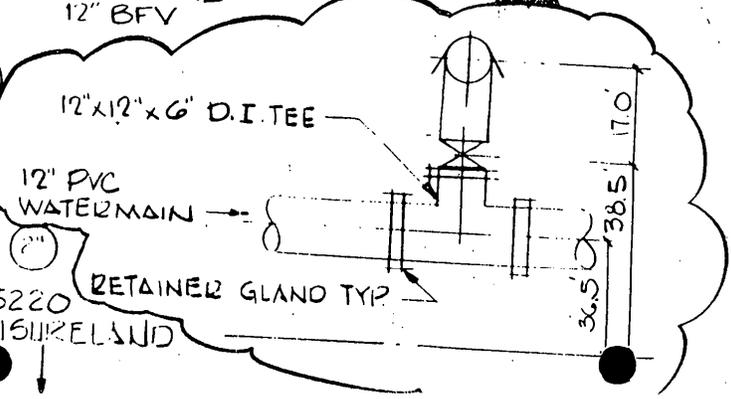
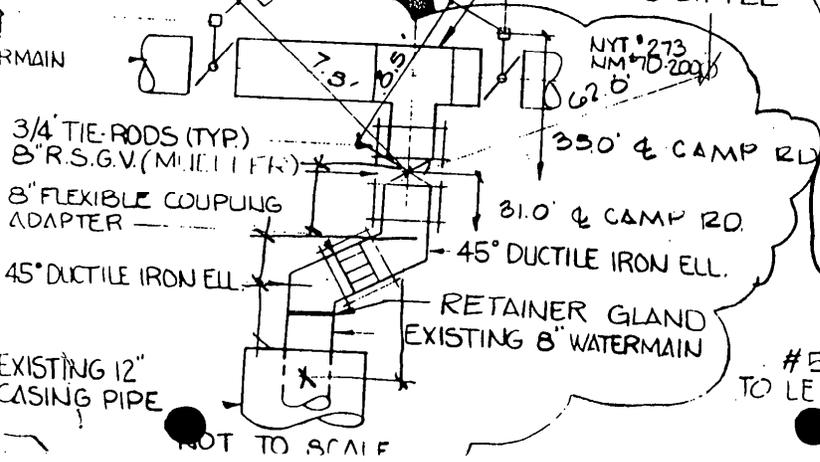


STA 15+27.6
12" BFV

53.5'
STA 15+24
12x12x8 D.I. TEE

¢ OF 12" WATERMAIN
MINIMUM OF 3 FT. FM.
EDGE OF CAMP ROAD

STA. 15+42
12" BFV



NOT TO SCALE

#5220
TO LEISURELAND

**EXIT
57
TRUCK
PLAZA**

S. 5220 Camp Rd.
(I-90 @ 75N)
Hamburg, N.Y. 14075
(716) 649-8100
FAX (716) 648-3603

Chief Glen Zawierucha
Scranton Fire Co.
Scranton Rd.
Hamburg, New York 14075

Dear Chief Zawierucha:

Enclosed please find a check in the amount of \$4000.00.

This check represents approximately 50% of the cost for the additional fire hose needed to reach our new building at 5220 Camp Rd.

We understand that when the hose arrives we will be responsible to pay the balance of the cost.

It has been my pleasure working with you and I look forward to a long lasting business relationship.

Respectfully yours,



Keith A. Fisher
President

cc:Hamburg Planning Board

Scranton Volunteer Fire Company, Inc.
5395 Scranton Road, Hamburg, N.Y. 14075

September 30, 1989

Mr. Mcknight:

As per our conversation on September 29, 1989 I am trying to clear up any confusion in regards to the proposed addition to the Exit 57 Truck Plaza and Motel on Camp Rd. In order for the Scranton Volunteer Fire Company to protect the proposed addition in an adequate manner the following conditions must be met before construction is to begin.

- #1 A fire hydrant must be installed in the general area which was marked on the site plan and forwarded to your office. As stated the hydrant must be off the Camp Rd. water main and should be on a 10 inch line.

As I have previously stated, a temporary option to the installation of this hydrant would be for Mr. Fisher to purchase the needed amount of 5 inch hose and hardware to enable the fire company to lay an above ground water supply to this new proposed structure. This is only a temporary measure which would require the installation of the permanent hydrant within a four to five year period or before any further development could take place. Please note that this four to five year period is the service life expectancy of this hose, so it is my feeling that the hydrant should be shown on the site plan prior to approval by your department and the option of delaying installation of this hydrant based on the conditions listed above would be acceptable to the Scranton Volunteer Fire Co. Inc.

Respectfully,
Glenn S. Zawierucha
Glenn S. Zawierucha
Fire Chief S.V.F.C.

"smoke detectors never sleep"

Scranton Volunteer Fire Company, Inc.
5395 Scranton Road, Hamburg, N.Y. 14075

September 30, 1989

If the option to delay the installation of the hydrant and purchase the needed fire hose is opted by Mr. Fisher it must be agreed upon by Mr. Fisher to ~~condense~~ the hose before construction is to begin and that he will be fully responsible for the cost of the hose to the Scranton Volunteer Fire Co. if it is orderd through them.

Keith A. Fisher

Dated _____