

TOWN OF HAMBURG

PLANNING BOARD MINUTES

10-12-88

The Town of Hamburg Planning Board met in regular session on Wednesday, October 12th, 1988 at 7:30 p.m.

Those attending included: Chairman Richard Crandall, Elgin Cary, G. Koenig, Dennis Gaughan. Others attending included George McKnight, Dan Gorman, Attorney, & Terry Dubey, Stenographer.

Minutes of the meetings of 9-16-88, 9-22-88, 9-28-88, and 10-5-88 were approved on motion by Mr. Gaughan; seconded by Mr. Koenig. Carried.

EXECUTIVE SESSION

1. Zoning Amendment Changes - Resubdivision of old subdivisions.

An agreement is to be worked out with the Building Inspector and Town Engineer relative to old subdivisions and uniform lot sizes. Old map covers need to be re-subdivided before development to meet current town codes.

2. Open space concept for Brierwood - There should be some type of policy guide on open space for this subdivision and Planned Unit Development.

3. Satellite Dish Antenna for Timothy Garey located at 4008 Summerway. This matter was tabled from the last meeting due to the fact that the antenna is on top of the roof. A variance from the Zoning Board of Appeals will be required.

PUBLIC HEARING ON BROMPTON HEIGHTS

Mr. Terry Leavitt, applicant, did not appear for the hearing. The following letter was received from Mark Mitskovske of 4732 East Highland Parkway. As discussed in my previous letter of December 11, 1987, we continue to have concerns regarding the proposed Brompton Estates Development. To date, we are to understand that Mr. Leavitt has agreed to create a 40+ ft. zone between our eastern property line (lot #37) and the adjacent lot #38.3. This buffer is also to serve as future access strip to the public park lands located to the north east. The above described solution would be acceptable providing that the proposed buffer zone be designated as a non-vehicular (pedestrian) right of way to the park lands.

Since the applicant did not appear, no action could be taken. If Mr. Leavitt is interested in pursuing this matter, another public hearing will have to be scheduled and another fee is due.

HAVENWOOD SUBDIVISION - BILL SCHIFFERLE - RT. 20 BETWEEN D.O.T. GARAGE & BETHEL

Mr. William Schifferle appeared before the Planning Board on his proposed duplex subdivision to be located on Rt. 20 between the Dept. of Transportation facility and Bethel Estates. The following comments were received:

PLANNING - I am assuming that this submittal is as a preliminary rather than a sketch plat. The proposed subdivision is for duplexes offered for sale as individual units. The proposed deed restrictions are similar to those approved, with the Twilight Subdivision of Ben Nicosia. The subdivision regulations require the following additions in order to go to public hearing for a preliminary plat. The name of the owner or his authorized agent and the subdivider. Zoning district and minimum lot size requirements -

HAVENWOOD SUBDIVISION (CONTINUED)

(for your information the land is zoned R-3, Multi-family residence which permits duplexes on lots of 10,000 square feet with 75 foot frontage at the building line. All of these lots are in excess of the minimum requirements. If this is to be considered a sketch plat submission, the subdivision requirements have been met.

Other comments: 1. Lots 35, 36, 61 and 62 have frontage on two streets. There should be a deed restriction prohibiting access onto Southwestern Blvd. from any of these lots. A berm should also be considered. 2. Sunway Lane in Four Seasons connects to the property line of this development and is proposed to be extended.

CONSERVATION BOARD - Duke Spittler

We are concerned about the following possible effects or conflicts: 2010 Land Use map designates open space--trailway along drainage channel that traverses site in a northwesterly direction. The subdivision plan calls for elimination of this channel and six lots planned along the "filled in" channel. This is critical because this designated open space trailway connects lands already dedicated behind Robin Lane with a designated open space--trailway that traverses the entire town south of the Thruway.

TRAFFIC SAFETY - TIM ELLIS

1. No exit should be allowed into Southwestern Blvd. from lots 35, 36, 61,62. The extension of Sunway Lane may cause adverse traffic patterns through both subdivisions. The developer should be required to provide bond money in the event that signalization is deemed necessary. The Board requests that all traffic safety related considerations be reviewed before implementation.

ENGINEERING - Jack Gilbert

The owner should be advised the proposed site is not in wetlands but is within the 100 year flood boundary as established by F.E.M.A. Special measures must be taken into consideration for house and storm sewer construction. Access to Route 20 for driveways should not be allowed. A planting and berm buffer strip should be reserved along Rt.20. Right of ways for the site are to be shown as 70'. The cul-de-sac must have a 75' radius 150' row. Presently, it is less. The un-named entrance road should intersect the interior road at more of a 90 degree angle. All horizontal curves must have a 150' minimum center-line radius. Presently, they are shown as about 60'. The site is not in a water district. A new water district must be created for service. The site is in the Master Sewer District service should not be a problem. The phase lines are subject to Engineering review depending on utility layout. They should not be approved as shown. The utilities shown on the plan are to be removed. For Preliminary Plan approval. The utilities as shown are not according to the Engineering Dept. Construction Specifications. The owner has a copy of our specifications. His engineer should have one also. The existing sanitary trunk sewer must be relocated on S.L. 28 and possibly more will not be usable. We may have problems with the stream relocation. A topographic map is to be provided or contour lines should be shown on the plan. A vicinity map is to be shown.

Motion was made by Mr. Koenig, seconded by Mr. Cary to accept the preliminary and proceed to public hearing on the duplex subdivision. Carried. Legal Description and filing fee to be submitted for Oct. 26th meeting.

10-12-88

EXPERT MOTORS - A. ALMEIDA CAMP ROAD.

Mr. Anthony Almeida appeared before the Planning Board on a revised site plan for his used car lot located at 5829 Camp Road. The parking setback on the north is 10', therefore a variance from the Zoning Board will be required. Also, when a commercial enterprise abuts a residential property, an 8' stockade fence is required to screen out the business. There will be no free-standing signs. An agreement could not be reached as to the placement of the fence. Attorney Gorman is to research the matter further.

Motion was made by Mr. Cary, seconded by Mr. Koenig to reject the site plan as presented for referral to the Zoning Board of Appeals on the parking setback of 10'. Carried.

TERRY'S TREASURES (FORMER STATE FARM BUILDING) CAMP ROAD.

Ms. Terry Case appeared before the Planning Board with a proposal to conduct a small craft shop in the former State Farm Insurance Business on Camp Road. Based on code requirements, 3 parking spaces will be required for the proposed use with room for approximately 5 spaces in the back. Since only a portion of the building will be used for the craft shop, 3 spaces on parking is sufficient. Since parking will be within the first 10', a variance will be required from the Zoning Board.

Motion was made by Mr. Koenig, seconded by Mr. Gaughan to reject the site plan as presented with a favorable recommendation for the parking setback of 10' and a note that 3 parking spaces is acceptable. Carried.

OTHER MATTERS:

1. Letter received from the Highway Supt. on Brierwood entrances and monuments. Letter is in agreement with the proposal of the developer.

Motion to adjourn the meeting was made by Mr. Gaughan, seconded by Mr. Koenig. Carried. Meeting adjourned at 9:40 p.m.

RESPECTFULLY SUBMITTED,

  
ELGIN CARY, SECRETARY  
PLANNING BOARD

NEXT MEETING DATE: OCT. 26, 1988.  
7:30 P.M.

# TOWN OF HAMBURG

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



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Receiver of Taxes  
ROBERT A. MARS

October 13, 1988

Mr. Timothy Garey  
4008 Summerway Lane  
Hamburg, New York 14075

SUBJECT: Satellite Dish Antenna

Dear Mr. Garey:

At the Planning Board meeting held on October 12th, 1988 your Special Use Permit came up for review as to a satellite dish antenna on top of your roof.

It was noted that a variance will be required from the Zoning Board of Appeals. This will entail another \$30.00 fee and a survey of your property. Application for this variance can be made thru the Building Inspection Dept. We are not sure what type of response will be given thru the Zoning Board.

Application for this variance should be made no later than October 20th, 1988 for the November 1st meeting. The results of this variance request will be made that evening. If you have any questions, please call George McKnight at 649-6111, Ext. 413.

Sincerely,

TOWN OF HAMBURG PLANNING DEPT.

George McKnight, Director

GM:tad