

# TOWN OF HAMBURG PLANNING BOARD AGENDA

DATE: 10-14-87

TIME	NAME	PURPOSE
7:30	EXECUTIVE MEETING	
8:00	Pinnos Pizzeria	site plan reievew <i>ey</i>
8:20	Patrick Kerrigan	site plan review
8:40	Steve Trippi Hasenoehrl Leasing Inc.	site plan review \$ Part of Lot 16 & 24 T-9, R-8
9:00	West Herr Ford (Former Town & Country)	4103 Lakeshore Rd. (Former Skyway Drive In) Camp Rd.
9:20		
9:40		
10:00		

Approval of Minutes

1. Approve minutes of special meeting 9-2-87
2. Meeting Nov. 11th is a holiday for Town Hall.  
Does the board still want to meet for that evening.

*Oct. 28*

*Woodley & Cliffside*

TOWN OF HAMBURG

PLANNING BOARD MINUTES

10-14-87

The Town of Hamburg Planning Board met in regular session on Wednesday, October 14, 1987 at 7:30 p.m. in Hamburg Town Hall.

Members attending included: Chairman G. Gerald Valgora, Elgin Cary, Sandy Carnevale, Richard Crandall, George Danyluk, Dennis Gaughan, & Sally Saunders. Others present included: George McKnight, Attorney Dan Gorman, and Terry Dubey, Stenographer.

The minutes of the meeting of 9-2-87 were approved on motion of Mr. Crandall, seconded by Mr. Cary. Carried.

Minutes of the meeting of 9-30-87 were approved on motion by Mr. Danyluk, seconded by Mrs. Saunders. Carried.

PINNO'S PIZZERIA - Abbott Road

Mr. Ron Bugaj, Architect, and Tracy Spinnuzza appeared before the Planning Board for a resubmission of a site plan for a pizzeria and restaurant on Abbott Rd. Comments were received as follows:

BUILDING INSPECTION - J. LAUCHERT

The new proposed sign violates the sign ordinance which requires a 25' setback from the front property line & 20' from the side. The sign should be set back further in the planting area, 5' from the front of Abbott Rd. and 20' from the corner property. The precast concrete wheel stops should be set back 3' from the end of the parking space.

ENGINEERING - JACK GILBERT

1. Note to be added: The existing drainage from the south of the site will not be blocked. All parking area drainage will be directed east to Abbott Rd.
2. Add wheelstops south side - Add parking lot grades as shown.
3. Does the County Highway know/approve of this storm drainage?

PLANNING - GEORGE MC KNIGHT

Concern with maneuverability of vehicles on 4 western most parking spaces (9-12). Reserve for employees? Driveway is 45' wide. Should be narrower.

Mr. Bugaj noted that he will correct the site plan reflecting all modifications.

Motion was made by Mr. Gaughan, seconded by Mrs. Saunders to approve the site plan as amended. Carried.

PATRICK KERRIGAN - MARKETING RESOURCES OF N. Y. 3710 ABBOTT RD.

Mr. & Mrs. Patrick Kerrigan appeared before the Planning Board with a site plan for a proposed professional office to be located at 3710 Abbott Rd. Comments on the site plan were received as follows:

BUILDING INSPECTION:

This is an existing 1 story concrete block building with wood frame roof. The site plan shows no elevations. The driveway that slopes from the front of the building on to Thurston is very steep and is a poor location for a driveway.

Therefore, the driveway should be eliminated. One drive should be used and must be 61' back from the corner. The front should be designated for handicapped parking or a visitor parking space. Seven parking spaces are adequate. There is no detail for the proposed paving for the rear parking lot. No elevations for storm water runoff have been designated. On the interior floor plan, an exhaust fan should be installed in each restroom as well as a grab bar near the water closets.

ENGINEERING - JACK GILBERT

1. The existing drive at the corner should be removed.
2. Paving detail will be required.
3. Elevations required.
4. Run off from the south should not be blocked.

Motion was made by Mr. Danyluk, seconded by Mr. Carnevale to approve the site plan upon implementation of a cross section of pavement and a seal. Carried.

WEST HERR FORD - FORMER TOWN & COUNTRY BUILDING - CAMP ROAD

Mr. John Wabich appeared before the Planning Board with a site plan for the former Town & Country building which will be renovated to conform with a truck center on Camp Road. Mr. Wabich noted that they would like to park within the first 35' for display area.

Motion was made to reject the site plan as presented and refer it to the Zoning Board of Appeals on parking within the first 35', by Mr. Danyluk, seconded by Mr. Crandall. Carried.

Motion to adjourn was made by Mr. Danyluk, seconded by Mrs. Saunders. Carried. Meeting adjourned at 9:15 p.m.

RESPECTFULLY SUBMITTED,

  
GEORGE DANYLUK, SECRETARY  
PLANNING BOARD

MEETING DATES:   October 28, 1987  
                  November 18, 1987

APPLICATION #3172 - (CONTINUED)

ROLL CALL:	Chairman Charles Spinner	yes	
	Vice-Chairman George Swanekamp	yes	
	Secretary Paul Schlehr	yes	
	Commissioner Norton Boldt	yes	
	Commissioner Joseph Strnad	yes	
	Commissioner Ed Reska	yes	GRANTED

APPLICATION #3173 - Timothy A. Florczak to erect detached sign on Part of Lot 22, T-9, R-8 located at 3450 Howard Road. (Waterfalls Village).

Building Inspector Lauchert informed the board that Waterfalls Village has been purchased by Home Leasing Corp. from Rochester. Mr. Tim Florczak is the new property manager and recently put up an additional sign to identify the mobile home park on Howard Road. However, this is a violation of the code based on 29-141 B2, which allows a 16 s.f. sign. The newly erected sign is less than 50' back from the entrance and is 4' x 8' for a total square footage of 32 s.f. Therefore this proposal requires Zoning Board approval.

Mrs. Mattilda Guerrero who lives closest to the sign has no objection.

However, Mr. & Mrs. Cirrincione, neighbors across from the park are opposed to the sign because of its size, color, and design.

Mrs. Jane Kubik, lives next door to the park, and is opposed to the sign because of its size.

In Executive session, Chairman Spinner noted that the park now has new owners. However, no one checked to see what the town code required on signage and put up a new sign without obtaining a permit nor did they check on the requirements on the sign. The newly erected sign exceeds the code requirements. The person closest to the sign is not opposed. However, others objected due to the size, the color, and the distance from the road. Rather than removing the sign, the applicant is willing to reduce the size of the sign.

Motion was made by Mr. Swanekamp, seconded by Mr. Reska to deny the variance for the sign and reduce it to 16 s.f. Carried.

ROLL CALL:	Chairman Charles Spinner	yes	
	Vice-Chairman George Swanekamp	yes	
	Secretary Paul Schlehr	yes	
	Commissioner Norton Boldt	yes	
	Commissioner Joseph Strnad	yes	
	Commissioner Ed Reska	yes	DENIED

APPLICATION #3174 - R. White to construct addition and remodel on Part of Lot 33, T-10, R-7 located at 3698 Abbott Rd. Zoned N-C.

Building Inspector Lauchert informed the board that the application is for an addition to an existing restaurant, known as Pinno's Pizzeria. At the present time, the building sits on the corner on the right of way. The applicant would like to put an addition on to the existing building and remove the old part as the structure is sinking. However, the proposal encroaches on the setback and also

10-1-87APPLICATION #3174 - (CONTINUED)

on section 29-169 (25%). The applicant stated that part of the addition will be used for their living quarters for a total of 720 s.f. The property is located in the N-C zone which allows for residential. However, a variance on habitable floor space will also be required. The code requires 900', the actual is 720 s.f. therefore requiring a variance of 180 s.f.

In Executive Session, Building Inspector Lauchert noted that a variance will be required on the habitable floor space. Also, since they are remodeling more than 25%, certain measures must be taken to see that the apartment is properly built. Proper layout and construction must be designated on the site plan.

Motion was made by Mr. Boldt, seconded by Mr. Swanekamp to grant the 8' variance on the setback, to grant permission for the addition which will be more than 25% of the structure, and to grant a variance of 180 s.f. on the habitable floor space. Carried.

ROLL CALL:	Chairman Charles Spinner	yes	
	Vice-Chairman George Swanekamp	yes	
	Secretary Paul Schlehr	yes	
	Commissioner Joseph Strnad	yes	
	Commissioner Ed Reska	yes	
	Commissioner Norton Boldt	yes	GRANTED

APPLICATION #3175 - Kenneth Gerber to erect attached sign on Part of Lot 4, T-9, R-8 located at 5999 South Park Avenue. Zoned C-2. Sign exceeds code requirement. Violates 29-14B-1(a) 15' x 3' sign 45' sign.

Mr. Kenneth Gerber, of Peterson-Care Pharmacy appeared before the Zoning Board for application on signage to advertise the Pharmacy which is located in the Bell's Plaza.

Chairman Spinner stated that this application has been brought up twice by Bell's. When Bell's first applied, they were granted variances for their sign and the flag pole and were advised that other signage would be denied. We conditioned approval and variances on other signage, with the premise that there would be no other signs. One year later, the drug store is back asking for signage. Mr. Gerber stated that they were not aware that Bell's had received permission for their signs. In the lease arrangement, Bell's agreed to provide signage to identify the pharmacy business in the building. We accepted the lease with that thought in mind. Recently, we have noticed that with the building of the rest of the plaza they each have one individual sign to identify their location. It was at this time, that I decided to apply to erect a sign now. We opened on October 15th, 1986 and we do feel that the lack of identification in the building has adversely affected our business. We find that many people are not aware of our location. We will be doing some inside changes to make ourselves better known.

Chairman Spinner stated that the problem is the chain of events. Bell's came back twice, and the flagpole was too tall. It was at this time that we placed a limitation on the signage. Whereby if the applicant, Peterson Drugs had applied, it might have made a difference. Bell's agreed that there would be no other signage other than the Bell's logo. Mr. Gerber noted that they were somewhat misled as we were told our signage would be approved when the signs in the plaza

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JAMES F. CONNOLLY  
DANIEL J. HENRY  
SALLY A. STEPHENSON

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JEAN PETERSON

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PATRICIA A. MEAD

Supt. of Highways  
RICHARD A. SMITH

Receiver of Taxes  
ROBERT A. MARS

\* PRESS RELEASE \*

October 14, 1987

## PLANNING BOARD SCHEDULE FOR THE REMAINDER OF OCTOBER AND NOVEMBER

The next meeting of the Town of Hamburg Planning Board is scheduled for October 28, 1987 at 8:00 p.m.

There will be one Planning Board meeting held in November due to the Veterans and Thanksgiving day holidays. The November meeting has been scheduled for:

November 18th 7:30 p.m. Planning Board room.

G. GERALD VALGORA, CHAIRMAN  
PLANNING BOARD

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October 14, 1987

TO: Planning Board

SUBJECT: Hasenoehrl Leasing Inc.  
4103 Lakeshore Rd.

There are no elevations designated on this plan. Reference should be made to the National Flood Insurance Rate Map. The elevation mark should be 588.63 (#15)--obtain from the chisled square cut in the corner of the southwest wing wall of State Rt. 75 Bridge over Foster Brook.

Elevations should be listed for all new buildings, as established by Local Law #1 Flood Damage Prevention. Besides elevations, the water line, sanitary sewer lines, manholes, and locations for proposed storm water run off must be designated which flows to the adjacent Foster Brook, that is partly located on the property.

The new proposed use will be a great improvement over previous development. The old building at the northwest corner of the property should be designated on the site plan. The existing stone area must be regraded as it was used for a drive-in theater and allowed to settle before black top is applied.

John J. Lauchert  
Building Inspector

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October 14, 1987

TO: THE PLANNING BOARD

SUBJECT: Pinno's Pizzeria

The revised drawing, dated October 12, 1987 as shown, corrects the previous comments. The new proposed sign violates the sign ordinance which requires a 25' set back from the front property line and 20' from the side. The sign should be set back further in the planning area, at least 5' from the front of Abbott Rd. and 20' from the corner property.

The precast concrete wheel stops should be set back 3' from the end of the parking space.

John J. Lauchert, C.P.C.A.  
Building, Zoning & Plumbing Inspector  
Code Enforcement Officer  
Town of Hamburg

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October 14, 1987

TO: The Planning Board

RE: Marketing Resources of N.Y. 3710 Abbott Rd.

This is an existing 1 story concrete block building with wood frame roof. The site plan shows no elevations. The driveway that slopes from the front of the building on to Thurston is very steep and is a poor location for a driveway.

Therefore, the driveway should be eliminated. One drive should be used and must be 61' back from the corner. The front should be designated for handicapped parking or a visitor parking space. Seven parking spaces are adequate.

There is no detail for the proposed paving for the rear parking lot. No elevations for storm water runoff have been designated.

On the interior floor plan, an exhaust fan should be installed in each restroom as well as a grab bar near the water closets.

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October 14, 1987

TO: PLANNING BOARD

FROM: PLANNING DEPT.

SUBJECT: Pinno's Pizzeria Site Plan

Concern with maneuverability of vehicles on 4 westernmost parking spaces (#9-12). Reserve for employees?<sup>2</sup>

Driveway is 45 feet wide. It would be safer if it were narrower.