

TOWN OF HAMBURG

PLANNING BOARD MINUTES

10-15-86

The Town of Hamburg Planning Board met in regular session on Wednesday, October 15th 1986 at 7:30 p.m. in the Planning Board room of Town Hall.

Members attending included: Vice-Chairman Richard Crandall, George Danyluk, Sally Saunders and Elgin Cary. Others present: Attorney Dan Gorman, T. Dubey.

EXCUSED: G. Gerald Valgora, Dennis Gaughan

Minutes of the meeting of 9-24-86 were approved on motion by Mr. Danyluk, seconded by Mr. Cary. Carried.

SUBDIVISION HEARING FOR DENNIS PETERS - 3 LOTS ON WILDWOOD

Mr. Dennis Peters has filed the subdivision fee for a hearing to be held for 3 lots on Wildwood. Initially, Mr. Peters had been in earlier and was advised to proceed to public hearing.

Motion was made by Mr. Danyluk, seconded by Mr. Cary to set a Public Hearing for the Peters Subdivision on October 29th, 1986 at 8:00 p.m. Carried.

ERKER MARINE SALES - SOUTHWESTERN BLVD.

Vice-Chairman Richard Crandall informed the board that the necessary variances were given to Erker Marine Sales on Southwestern Blvd. However, the issue of the fencing was left to the discretion of the Planning Board. At the Zoning Board hearing held on October 7th, Mr. Stevenson expressed his desire to have a living buffer. On the other hand, Mr. Palmer, the opposite neighbor wants a stockade fence.

Motion was made by Mr. Danyluk, seconded by Mr. Cary to approve the site plan with the appropriate screening to the satisfaction of both neighbors. Carried.

VINNEY DI MARIA - 4862 LAKE SHORE ROAD - TEMPORARY RETAIL OUTLET

Mr. DiMaria informed the board that he is conducting a clothing outlet from his garage located at 4862 Lake Shore Road. At the present time, this is his only source of livelihood. He sells hunting jackets and other articles of clothing that he has stored in his truck and garage. Mr. DiMaria noted that this will be of a temporary nature until he can rent a storefront in Buffalo. Board members noted that this is a C-1 district. However, there must be compliance on parking and signage. The only sign that would be allowed would be one projecting from the garage. Temporary signs can be used for 30 days and once every 6 mos. The applicant was advised to obtain an up-to-date copy of his survey with a seal and consult with Mr. McKnight, in an attempt to make the operation as unobtrusive as possible. There shall be no garments hanging on racks near the road. All articles must be stored in the garage and in the truck. Plastic signage can be used on the truck only.

WEST-HERR FORD - PROPOSED ADDITION FOR STORAGE & BAY AREA

Mr. Scott Bieler appeared before the Planning Board with a revised site plan for an additional storage, two bay garage to be added on to the present West-Herr Ford building. The Engineering Dept. had no comments on the proposal. Building Inspector Jack Lauchert provided his written comments noting that the addition meets

10-15-86WEST-HERR FORD ADDITION

zoning requirements. Comments were made on drainage and a request was made for an oil separator. Contractor agreed to correct the problem. No E.A.F. was required.

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

MR. PAUL MAYER - PROPOSED AUTO REPAIR - ZONED C-2 SOUTHWESTERN BLVD. (6969)

Mr. Paul Mayer informed the board that he would like to use an existing building for an auto repair shop to be located at 6969 Southwestern Blvd. The zoning is C-2. Board members informed the applicant that a survey is required showing dimensions and parking requirements. Applicant was advised to contact George McKnight for correct information.

Motion was made by Mr. Danyluk, seconded by Mr. Cary to approve the site subject to completion of parking requirements. Carried.

ART PETCH - PROPOSED APARTMENTS (FORMER MAPLE SHADE HOTEL) ACROSS FROM THE ARMOR INN

Mr. Petch appeared before the Planning Board for a proposal of a conversion of the former Maple Shade Hotel into apartments. Mr. Petch plans to have 5 1 bedroom apartments and 3 efficiencies. The zoning is correct. However, 16 parking spaces are required. Mr. Petch plans to landscape the area, has fireproofed the improved the outside of the structure. For the time being, Mr. Petch would like to continue improving the property but because of insurance reasons would like to rent out a couple of units to defray cost. Board members noted that 8 parking spaces can be outlined on the drawing to satisfy Planning Board requirements.

Motion was made by Mr. Danyluk, seconded by Mr. Cary to approve 4 apartment units and 8 spaces to comply with the code. Carried.

PLAZA ON LAKE SHORE ROAD

Mr. Petch informed the board that he recently purchased the mini-plaza across from Hamburg Town Park. At the present time, there is very little parking for the tenants and he would like to use the vacant property behind the plaza for additional parking. There are no intentions to cut thru to Morgan Parkway but rather to alleviate a congested and dangerous area.

Board members advised that they would like to see a site plan showing the access and number of parking spaces designated. Mr. Petch is to contact Mr. McKnight to get the proper information. Applicant to attend October 29th meeting.

A suggestion was made to cancel the Planning Board meeting the night before Thanksgiving (Nov. 26) and hold 2 meetings in December, one on the 3rd and the other on the 17th.

Motion to adjourn the meeting was made by Mr. Danyluk, seconded by Mr. Cary. Carried. Meeting adjourned at 9:30 p.m.

RESPECTFULLY SUBMITTED,



GEORGE DANYLUK, SECRETARY

NEXT MEETING DATE: OCT. 29, 1986

Town of Hamburg

Supervisor
JACK QUINN, JR.

Councilmen
D. MARK CAVALCOLI
JAMES F. CONNOLLY
DANIEL J. HENRY
SALLY A. STEPHENSON



Town Attorney
JEAN PETERSON

Town Clerk
PATRICIA A. MEAD

Supt. of Highways
RICHARD A. SMITH

Receiver of Taxes
ROBERT A. MARS

S-6100 SOUTH PARK AVENUE - HAMBURG, NEW YORK 14075

TEL: (716) 649-6111

October 16, 1986

Mr. Jim Cleary
Erker Marine Sales
4940 Southwestern Blvd.
Hamburg, N. Y. 14075

Dear Mr. Cleary:

At the Planning Board meeting held October 15th, it was agreed that your site plan be approved with appropriate fencing to the satisfaction of your adjacent neighbors. It is our understanding that Mr. Stevenson would like a living green barrier, while your other neighbor, Mr. Palmer, would like a stockade fence.

We would appreciate implementation of this arrangement as soon as possible.

Sincerely,

TOWN OF HAMBURG PLANNING BOARD

Richard Crandall
Richard Crandall, Vice-Chairman

TOWN OF HAMBURG

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



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October 14, 1986

To: Planning Board

Re: Site Plan Review
Brad Haffner West Herr Ford
Camp Road & Southwestern Blvd.
Hamburg, New York 14075

From the presented Site Plan it appears that this new proposed one story concrete and masonry addition meets within the Zoning Code.

Although the driveways are not shown on the plan they appear to be adequate.

Parking is not listed on the plan but I know that there is sufficient parking to the north of Sowles Road for customer and employee parking.

At the present time they do have a drainage problem which was brought to our attention by the D.E.C.

I do not have a complete set of plans of the old buildings drainage. The new proposed addition could go into this line. The existing drain line which they are going to cut through, goes to the south side ditch along Sowles Road. They have to install an oil separator since this, in the past, has been used for floor drains in the old existing bldg. addition. I have brought this to the attention of the Architect. The Contractor is going to be Karl Kirst and I informed him of this situation. This addition will correct the D.E.C. problem.

Sincerely,

John J. Lauchert, C.P.C.A.
Code Enforcement Officer

JJL/kmd