

Town of Hamburg Planning Board
Actions Taken - Oct. 18, 1995

Commercial Plaza Design
Peter Liberatore - Camp Road

Approved.

Play It Again Sports
McKinley Parkway

Tabled.

Storage Plus Facility
Camp Road

Approved.

Georgia Pacific Lumber
Ravenwood North

Site Plan review
November 1st.

TOWN CLERK _____

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FILED IN THE
TOWN CLERK'S OFFICE
HAMBURG, N.Y.

**Town of Hamburg Planning Board
Meeting - October 18, 1995**

The Town of Hamburg Planning Board met in the Public Meeting Room of Hamburg Town Hall at S-6100 South Park Avenue on October 18, 1995 at 7:30 p.m. Those attending included: Chairman Richard Crandall, Vice-Chairman David Phillips, Secretary Gerard Koenig, Paul Eustace, Sue Ganey, & Dick Pohlman. Others attending included: Rich Whipple, Drew Reilly, Rick Lardo, Attorney Rick Juda, and Terry Dubey, Stenographer.

Minutes of the meeting of September 20th were approved on motion by Ms. Ganey, seconded by Mr. Pohlman. Carried.

Commercial Plaza Design - Peter Liberatore - Camp Road

Messrs. Peter Liberatore and Attorney Jay Pohlman appeared before the Planning Board on a revised site plan for the commercial plaza which is to be located on Camp Road. As requested, the detention pond has been relocated to the furthest northeastern corner as much as possible. Additional plantings have been designated as a form of buffer between the residential portion to the back buildings. At the present time, application has been made to the N.Y. State Dept. of Transportation and Erie County Sewer District #3 and replies are forthcoming. To date, no approval on the curb cut has been given. Minor changes in the landscaping plan have been requested. There will be 5' pines on a 2' berm with deciduous trees in the front.

Motion as made by Mr. Phillips, seconded by Mr. Eustace to issue a Negative Declaration on the project; and approve the site plan contingent upon receipt of letters from D.O.T. on the curb cut and from Erie County Sewer District #3. Carried. Abstained: D. Pohlman.

Play It Again Sports - McKinley Parkway

Drew Reilly noted that a letter has been sent to the applicant for his proposed facility on McKinley Parkway. He has asked if he could have another month to make changes to the plan. A request has been made to go to the Zoning Board of Appeals as parking is deficient. Board members noted that they are reluctant to give a recommendation until they know how many spaces they will require. At the present time, it appears that they will provide 25 spaces and they need 35. If there is to be shared parking with adjacent tenants, a copy of the easement agreement will be necessary. Also, Traffic Safety is opposed to any connection thru Allendale Parkway. Mr. Reilly is to contact the applicant for a revised plan.

Motion was made by Mr. Phillips, seconded by Ms. Ganey to **Table.** Carried.

Storage Plus Facility - Camp Road - Former Hills Dept. Store

Messrs. George McKnight and Donald Hochberg appeared before the Planning Board on the proposed Storage Plus facility which is to be located in the former Hills store on Camp Road. The landscaping plan with additional trees in the front has been provided. It has been noted on the drawing that the sprinkler system has been reactivated.

Chairman Crandall asked if there would be any storage in the outside parking lot. Mr. McKnight responded that everything will be inside and there will be no outside storage. The facility will be used to store boats and recreational vehicles. There will be a security guard on premise and no repair work will be done to vehicles inside. It was noted that this note appears on the site plan.

Motion was made by Mr. Eustace, seconded by Mr. Koenig to issue a Negative Declaration on the project and approve the site plan for Storage Plus. Carried.

Rezoning Petition - 7 Corners - Strip Plaza - Benderson Development.

No drawings have been submitted on the project. Matter tabled until the November meeting.

Motion was made by Mr. Phillips, seconded by Mr. Eustace to adjourn the public meeting portion. Carried.

Other Matters:

Rushcreek Subdivision - Request of Dick Brox to swap a portion of the recreation area for another lot. He is willing to provide \$22,000 for a tot lot provided that he can utilize another lot on site. Recommendation is to be made to the Town Board. Board members have no objections.

Georgia Pacific Lumber - Ravenwood North

The site plan for Georgia Pacific has been submitted. This is for a building for 126,000 s.f., office building of 4,000 s.f., five sheds totaling 10,800 s.f. and 2 other sheds for 2700 s.f. This facility will be automatically sprinklered and is a distribution center for lumber products including paneling. They are looking for site plan approval at the November 1st work session.

Mr. Phillips commented that the following groups be notified: The Town Board, Traffic Safety, George Lee of the Blasdell Taxpayers, the Ravenwood North Committee, Ed Hughs of the Big Tree Fire Company, Dean Messing of Haz-Mat, Rick CuvIELLO, Town Safety

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Coordinator, A request has also been made for MSDS sheets for review.

1. Review was made of the Southampton Condos landscaping plan. Drew Reilly will work with the applicant. There should be a stand of hardwoods to break up the monotonous look. Berm to be considered.

2. Bedrock Eatery - Cooler area not yet completed. It will be placed on a slab with a wooden enclosure.

3. Potter Real Estate - problem noted with acquiring property from the Thruway Authority along Camp Rd.

4. Cedars Bakery - Southwestern Blvd. Plan not acceptable in phases.

5. Kirst's Cooler - Applicant to come in for site plan review.

6. Woodlawn Fire Addition - Needs a rezoning.

7. Chairman Crandall reviewed some zoning changes on Southwestern Blvd. Memo to be sent to Town Board with recommendations.

Respectfully submitted,

Gerard Koenig
Gerard Koenig, Secretary
Planning Board

Next Meeting: 11-1-95
7:30 p.m.

October 19, 1995

To: Councilman D. Mark Cavalcoli
Hamburg Town Hall

Subject: Proposed Rezoning of Various Parcels Along
Southwestern Blvd. - Hearing November 1994

On November 28, 1994, the Town Board held a Public Hearing relative to the rezoning of 9 parcels of land along Southwestern Blvd. extending from Amsdell Road to the Evans Town Line. Subsequent to the Public Hearing, the motion was tabled. Inasmuch as I had some concern relative to several of the parcels involved, the Town Board as of this date has not taken action.

At the Planning Board meeting of October 18, 1995, all parcels were reviewed with the result that the Planning Board is in agreement with all of the proposed rezonings except for parcel #1. The portion of parcel #1 south of North Creek Road, which was originally proposed to be changed from C-2 to R-1, the Planning Board recommends that the C-2 zoning remain. The portion of the parcel north of North Creek Road, originally proposed to be changed from C-2 to R-1, the Planning Board recommends a change from C-2 to R-A.

A copy of a drawing of parcel #1 together with a copy of the original proposed rezoning establishing the Public Hearing is attached for your use and information. For the record, the entire Planning Board visited all of the sites involved and had a lengthy discussion which has resulted in the above recommendation. I do, however, recommend that the Town Board not take action on this until such time as the revised Master Plan has been adopted.

Sincerely,

Town of Hamburg Planning Board

Richard Crandall, Chairman

CC: D. Reilly
Town Board