

**TOWN OF HAMBURG  
PLANNING BOARD MINUTES  
10-25-89**

The Town of Hamburg Planning Board met in regular session on Wednesday, October 25th, 1989 at 7:30 p.m. in Hamburg Town Hall. 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, and Terry Dubey, Stenographer.

Since the minutes of the meeting of 10-11-89 were just distributed to the members, no action was taken for approval.

**Manor Lane Subdivision - Parker Rd. at Big Tree**

At the last meeting, applicant Mr. Lewin was advised to proceed to public hearing for Manor Lane. Board members were advised that a Public Hearing was held on September 13, 1989 and a motion is in order to proceed to final.

Motion was made by Mr. Phillips, seconded by Mr. Koenig to proceed to final for Manor Lane Subdivision. Carried.

**Special Use Permit - Theresa Kelm - Storage of Boats on property located at 6014 Lakeshore Road.**

Mrs. Kelm's daughter appeared on behalf of the Special Use Permit for the storage of boats on property located at 6014 Lakeshore Road.

Secretary Koenig read the following Legal Notice:

<p><b>LEGAL NOTICE TOWN OF HAMBURG PLANNING BOARD SPECIAL USE PERMIT</b></p> <p>Pursuant to Section 29-196.7 of the Zoning Ordinance, notice is hereby given that the Planning Board will hold a Public Hearing on October 25th, 1989 at 8:00 p.m. to consider the following:</p> <p>Theresa Kelm for storage of boats on Part of Lot 45, T-9, R-8 located at 6014 Lakeshore Road.</p> <p>Richard Crandall, Chairman 10-12 Gerard Koenig, Secretary</p>
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Chairman Crandall declared the Hearing Open: Ms. Kelm explained that her mother would like to store boats in an existing quansit hut that is on their property. The applicant appeared at the Zoning Board meeting of 10-3-89 and was advised by the Board that this was considered a barn for storage of non-agricultural items. The area is zoned R-1. This was once a farm, but has not been utilized as a farm for the last 15 yrs.

Special Use Permit Continued

Feeling is that this is a commercial enterprise in a residential zone. To rent out for boat storage is a form of warehousing. Ms. Kelm explained that they would keep the area in an aesthetically pleasing form which would not detract or be detrimental to the neighborhood.

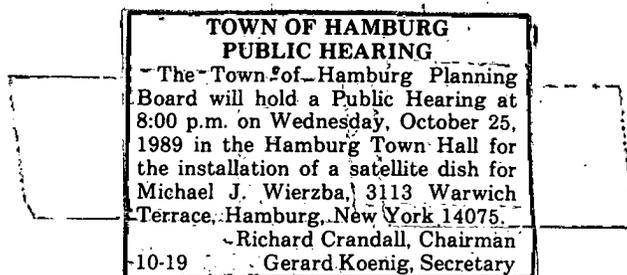
Attorney Gorman noted that this could be approved on its own merits.

Chairman Crandall asked three times if anyone wished to speak for or against the proposal. Hearing no further interest, matter was considered closed.

Motion was made by Mr. Phillips, seconded by Mr. Gaughan to **Table** this matter for further legal counsel. Carried. Mrs. Kelm is to be on the November 15th meeting.

Special Use Permit for A Satellite Dish Antenna to be located on the property of M. Wierzba, 3113 Warwick Terrace.

Mrs. Wierzba appeared before the Planning Bd. for a Satellite Dish Antenna which is to be located on her property at 3113 Warwick Terrace. Secretary Koenig read the following Legal Notice:



Chairman Crandall declared the hearing open. Mrs. Wierzba stated that her husband would like the satellite dish antenna to be located on the ground 6' away from their present porch. The dish is 13' in diameter, is a wire mesh dish, and is dark brown in color. The neighbors, Steven Rukavina of 3115 Warwick Terrace and Mr. Robert Wagner, other adjacent property owner, are not opposed to the application. Chairman Crandall asked if letteres were available. Mrs. Wierzba responded that she had a verbal commitment. Board feeling on the matter is that Mrs. Wierzba should obtain a letter from each neighbor.

Motion was made by Mr. Cary, seconded by Mr. Koenig to approve the satellite dish antenna pending letters from the neighbors. Carried.

RUSHCREEK SUBDIVISION - FRANK PARLATO - MC KINLEY PARKWAY NEAR SODA PARKWAY. ZONED R-1. SINGLE FAMILY DWELLINGS

Secretary Koenig read the following Legal Notice on Rushcreek Subdivision:

**TOWN OF HAMBURG  
LEGAL NOTICE**

**RUSH CREEK SUBDIVISION**

Notice is hereby given that the Planning Board will hold a Public Hearing on Wednesday, October 25, 1989 in the Hamburg Town Hall at 8:00 p.m. for the purpose of approving Rush Creek Subdivision.

**LEGAL DESCRIPTION**

**RUSH CREEK SUBDIVISION**

**ALL THAT TRACT OR PARCEL OF LAND** situate in the Town of Hamburg, County of Erie and State of New York, being part of Lot No. 46, Township 9, Range 7 of the Holland Land Company's Survey, bounded and described as follows:

COMMENCING at the southwest corner of land heretofore deeded by the Holland Land Company to George Laub, the point of beginning being in the west line of said Lot No. 46, (being also the center line of McKinley Parkway) and being one thousand one hundred two and forty-three hundredths (1102.43) feet north from the southwest corner of said Lot No. 46; running thence 87° east and along the line of lands formerly owned by Oliver Pierce and recorded in Liber 56 of Deeds at Page 22 and Horace Parker one thousand four hundred thirty-five and fifty hundredths (1435.50) feet to a point; thence north 17° east on the east line of land formerly deeded by Francis B. Parker and wife to George Laub and recorded in Liber 105 of Deeds Page 372, nine hundred five and eighty-three hundredths (905.83) feet to an angled point; thence north 2° east six hundred eighty-two and forty-four hundredths (682.44) feet to land formerly owned by Manuel Henshaw and recorded in Liber 19 of Deeds at Page 511; thence west on said Henshaw's south line three hundred sixty-eight and twenty hundredths (368.20) feet; thence north at an angle of 269°41'00", sixty-six (66) feet to a point; thence north 87°30' west one hundred eighteen and ten hundredths (118.10) feet to the southeasterly line of premises devised to John Wulf and Fred Wulf, as Trustees for Jacob P. Wulf in a Will recorded in Erie County Surrogate's Office in Liber 71 of Wills

at page 382 on May 2, 1906, which line is also the southeasterly line of Map Cover 1992; thence southwesterly along the southeast line of said Map Cover 1992, one thousand three hundred ninety-two (1392.00) feet to the west line of said Lot No. 46; thence southerly along the west line of said Lot No. 46 seven hundred twenty-four and thirty-two hundredths (724.32) feet to the point or place of beginning.

EXCEPTING therefrom premises conveyed by Sadie E. O'Hara to County of Erie by deed recorded in Erie County Clerk's Office in Liber 2117 of Deeds at page 380 on June 30, 1930.

RICHARD CRANDALL,  
CHAIRMAN  
GERARD KOENIG, SECRETARY  
10-19 PLANNING BOARD

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Chairman Crandall declared the hearing open. Mr. Parlato appeared on behalf of his subdivision comprised of 45 acres of land and 24 residential lots. A very large area will remain in its natural state. Engineering commented that the property lines should be radial.

A resident of Soda Parkway, Estelle Garfoot, asked if there could be a buffer in between in order to keep the properties private. Also, there are a lot of deer and fox that run thru that area and the residents would like it protected. The homes will range from 2,000 s.f. to 3200 s.f. and in the vicinity of \$170,000. It was also noted that the height of the berm should be regulated and with no fencing. Developer stated that there will be no fencing, and/or berm.

Chairman asked three times if anyone wished to speak for or against the subdivision. Hearing no further comments, the hearing was declared closed.

Motion was made by Mr. Carnevale, seconded by Mr. Gaughan to grant preliminary approval for the subdivision; that the subdivision be designed to reflect a natural hedgerow on the lot lines, that the open space be jointly owned by the people who purchase the lots; and that the deed reflect that each individual lot will reflect the common area. Carried.

**RECOMMENDATION OF PLANNING BOARD FOR REZONING PETITION OF MR. MANFREDA - BROOKSIDE DRIVE.**

Mary Zulawski appeared before the Planning Board on a recommendation for the rezoning of Mr. Manfreda's property located on East Eden Rd. near Northampton Brook, from R-A to R-1. This is the second request for rezoning. The petition was denied in the spring as there was a concern of a lack of water and sewer capacity for the new subdivision. Mrs. Zulawski brought in letters from Robert Bronkie, Executive Engineer of the Erie County Water Authority which reads:

In answer to your letter dated December 23, 1989, please be advised that there is sufficient available capacity in the existing 12" waterline in North Hampton Brook Subdivision and in the existing 12" waterline in East Eden Rd. to serve the proposed project. The proposed waterline will be a Town of Hamburg waterline, located in the South Hamburg Water District and Lease Managed by the Erie County Water Authority.

Also, a letter was presented from the Dept. of Env. & Planning, Roger F. Gerwitz, Asst. Sanitary Engineer which reads: In response to your letter of 12-23-88, we provide the following information regarding the East Eden Rd. pumping Station to which this proposed project will be tributary:

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1 pump - 0.72 MGD.  
2 pumps - 1.20 MGD  
1988 average flow rate - 0.43 MGD

There is adequate reserve capacity in the downstream sewer system for the flow from this proposed project. Please note that the Brookside Pumping Station is a grinder pump station serving only about 12 homes with no capacity for additional flow. Enclosed for your information is one print each of As-Built sheets 2, 3, 19 and 20, showing the sewers on North Hamptonbrook Drive and East Eden Rd. in the general area of this project.

Board feeling on the matter is that since the issue of water and sewer can be addressed a favorable recommendation can be made:

1. It is an extension of an existing R-1 district.
2. It abuts a good quality existing, residential subdivision.
3. Water and sewers are available to this land. The sewers have the capacity to absorb additional development.

Motion was made by Mr. Phillips, seconded by Mr. Koenig for a favorable approval. Carried.

**Artcraft Printing Addition - Camp Road**

Mr. Ron Bugaj appeared before the Planning Board on a proposed addition which is to be located at Artcraft Printing on Camp Road. Comments were received as follows:

**Engineering:** The site plan for this building was approved 5-25-72. The 1972 plan (copy attached) showed a green area in the southwest corner and two entrances separated by a landscaped island along Camp Rd. The existing site is not as per the approved plan.

**Building Inspection:** The property is zoned M-2. Existing building open road cut is across the front property line. There should be a green area. A north point should be indicated on the plan. Parking spots of 16 are adequate. Elevations should be designated on the site plan. If there is a receiver, front drainage should be to that. All other drainage should be deflected to the rear. The new addition violates 29-97-C-1 on rear yard. This must be approved by the Zoning Board.

It was explained by the applicant that the green area with bumper blocks was removed as it was not practical on the site. Cars were getting into accidents and the site lacks space.

Motion was made by Mr. Carnevale, seconded by Mr. Strnad to reject the site plan as presented with a favorable recommendation to be forwarded to the Zoning Board. Carried.

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**Emerald Isle Townhouse - E. Burke**

Mr. Burke presented a sketch reflecting the Emerald Isle development. The drawing has been changed to reflect the addition of 21 single family units. The number of units has been reduced from 116 to 89 using the same amount of land. Mr. McKnight noted that there has not been ample time to review the site plan. Therefore, no type of approval can be given at this time.

Mr. Donald Weiss of Cloverbank Road noted that he is in disagreement with the proposal. He does not want to see townhouses behind him on Cloverbank Rd. Also, he again reiterated the problem of drainage and standing water. Mr. Storey expressed concern of flooding. It has been his experience that he gets flooded out every spring and does not want that to happen again. Mr. Burke responded that there would be no additional problems with flooding or drainage. Mr. Crandall stated that Mr. Burke should keep in close touch with situation in order to not compound any problems.

A letter was received from the Building Inspector stating that Mr. Walsh was in court on October 20th, with respect to the removal and stripping of the land. The matter was Adjourned in Contemplation of Dismissal for 3 months providing that Mr. Burke obtains permission from the Planning Board and a permit is obtained.

**Rezoning Petition of J. Bosse - for property on Shoreham and Route 5.**

Mr. Bosse appeared before the Planning Board for a proposal on rezoning property on Shoreham and Route 5. He is looking for an N-C and R-3 zoning in place of the R-1. Board feeling on the matter is that they are not looking to rezone in that area. This in affect is spot zoning and not good planning. Proposal was rejected. Planning Board felt strongly that this was not appropriate and they would not support the request for the rezoning.

**Moose Lodge Addition - Suarez Construction.**

Mr. Suarez appeared before the Planning Board on a proposed addition to the Moose Lodge . They would like to remove the old 2 story building that is in the rear and replace and add to the existing hall. The following information was received from:

**Building Inspection**

This proposed addition will replace an existing 2 story frame building and bar. The square footage of the existing building and barn should be given, place of assembly. Parking can then be determined. There should be elevations on the plan, stating where the water will flow. The large parking lot, 148' x 330' is already existing. The concrete block building is also existing. The proposed 64' by 76' parking area is new. The plan has no stamp by a licensed architect.

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**Moose Lodge Addition (Continued)**

Motion was made by Mr. Phillips, seconded by Mr. Gaughan to **Table** this matter for revision. Carried.

**Mr. Peters - 4388 Old Camp Road - Athol Springs**

Mr. Peters appeared before the Planning Board on a proposed storage building which is located at 4388 Old Camp Road. A portion of the building is used as an apartment house, with a store front for automotive parts. There is also an area that will be used for the storage of cars.

Chairman Crandall stated that he would like the drawing to be sealed to comply with the ordinance. Applicant was advised to have the drawing redone with a seal. Motion was made by Mr. Phillips, seconded by Mr. Gaughan to approve pending an up to date survey with a seal. Carried.

**Correspondence:**

1. Communication received from Jack Gilbert on Town House Review Procedure.
2. Handout out on a proposed revision to the mobile home ordinance.
3. Letter dated Oct. 23, from Mr. Paul R. Guenther
4. Letter received from E. Gonsiorek on Hamburg Future Development Agendas for Planning Board
5. Status report from Engineering on Subdivision and site plans
6. Resolution for Ron Hayes on target areas for commercial rehabilitation in the Town.

Motion to adjourn the meeting was made by Mr. Phillips, seconded by Mr. Carnevale. Carried. Meeting adjourned at 11:00 p.m.

Respectfully submitted,

Gerard Koenig, Secretary



Next meeting:  
November 15, 1989

# TOWN OF HAMBURG

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



Supervisor  
JACK QUINN, JR.

Councilmen  
D. MARK CAVALCOLI  
JAMES F. CONNOLLY  
DANIEL J. HENRY  
PATRICK H. HOAK

October 25, 1989

Town Attorney  
VINCENT J. SORRENTINO

Town Clerk  
GEORGE DANYLUK

Supt. of Highways  
RICHARD A. SMITH

Receiver of Taxes  
ROBERT A. MARS

**Memo to: Mark Cavalcoli for the Town Board**

**From: George McKnight**

**SUBJECT: Lakeside Funeral Home Rezoning**

Without going back into the files and certifying to the accuracy of the dates, everything Mr. Howe states is accurate. I have asked Mr. Castiglia for the proper legal descriptions so that an accurate legal notice for a rezoning public hearing can be published. Mr. Castiglia has said he is working on it. As of this date, I have not received kany revised legal description.

As to the proper zoning district, mortuaries are a permitted use in the N. C. (Neighborhood Commercial) District. In 1986, when the townwide rezoning was approved, we were not aware of any deed restrictions and zoned the area C-1 (Local Retail Business) District.

If Mr. Castiglia does, at some time, submit an accurate legal description, the N. C. zone would permit the funeral home as a permitted use.

*Needs to be answered.*

LOCKSLEY PARK TAXPAYERS ASSOCIATION, INC.  
S-4564 Exeter Terrace  
Hamburg, New York 14075

October 19, 1989

Mr. Jack Quinn, Supervisor  
Mr. Pat Hoak, Councilman  
Mr. Mark Cavalcoli, Councilman  
Mr. Dan Henry, Councilman  
Mr. James Connolly, Councilman  
Town of Hamburg  
S-6100 South Park Avenue  
Hamburg, New York 14075

Dear Gentlemen,

On September 22, 1988, Anthony Castiglia received a favorable recommendation from the Planning Board to rezone parcels of land adjacent to Lakeside Memorial Funeral Home on Camp Road, to local retail business district (C-1). Mr Castiglia said the existing building is already zoned C-1. This was NOT true.

On October 13, 1988, a legal notice was entered in the Hamburg Sun proclaiming a Public Hearing would be held on October 24, 1988, for an adoption of an amendment to said zoning code from R-1 (Single Family Residence) and C-3 (Office District) to C-1 (Local Retail Business District) for the property located at S4199 Lakeshore Road (Lakeside Memorial Funeral Home), owned by Anthony Castiglia and described as follows, etc.

On October 24, 1988, the public hearing was held. On information supplied by the Locksley Park Taxpayer's Association, the hearing was terminated pending allegations that the legal description was incorrect and the request for the rezoning was in violation of the Deed restrictions that Mr. Castiglia had agreed to and affixed his signature to when he purchased the property.

Supervisor Jack Quinn directed George McKnight and the legal department to check the legal notice of the zoning request for accuracy in order to determine whether new advertising for the zoning request would be necessary.

Within the next month (November 1988), Mr Quinn invited Paul Howe from the Locksley Park Taxpayer's Association to attend a town board work session meeting to clarify this situation. At this meeting, Mr McKnight had area section maps of the affected properties. These revealed that Mr

Castiglia's legal notice covered the one parcel of land that the Funeral Home is located on, and a portion of one of the other parcels of land. The third parcel of land that he requested be rezoned from R-1 to C-1 was not included in his request.

Gentlemen, one year has elapsed since all of this has been brought to light. We charge that Mr Castiglia is illegally operating Funeral Home parking lots on properties that are zoned R-1 Residential Single Family.

We request that the complete parcel that Mr Castiglia owns be rezoned to Neighborhood Business (N.C.) as originally zoned and agreed to in the covenants of the property Deeds.

At present, Mr Castiglia is operating the Lakeside Memorial Funeral Home Complex in a non-conforming zoning area, and he has been for the last year.

Your attention to this matter would be appreciated at your earliest convenience.

Respectfully,

Locksley Park Taxpayers Association

PJH:sh

PAUL J. HOWE  
President

November 2, 1989

Memo To: Jack Quinn

From: George McKnight

Subject: Chemical Evaluators - Status

I explained our problem to Jerry Jensen (D.E.C., Albany) and a 15 minute response provided the following information:

Two local firms he said might be able to do the work are: Great Lakes Lab (SUNY) and RCRA Research. RCRA is not in the phone book separately, but a firm that relates to those initials is Hazard Evaluations, Inc. on Walden Avenue.

Jerry said that the general heading in the phone book we should look under is "Environmental Testing Labs." There are 34 firms listed in the Buffalo phone book.

I have asked Jerry to see if DEC has dealt with firms in other areas of the State and he said he would check it out and get back to me.

Should I start making blind calls to local firms?

Legal Notice

Town of Hamburg Planning Board

Pursuant to Section 29-196.3 of the Zoning Ordinance, notice is hereby given that the Planning Board will hold a Public Hearing on November 15th at 8:00 p.m. for a Day Care Center to be located at the South Campus of Erie County Community College at 4140 Southwestern Blvd.

Public hearing will be held in the Planning Board room in Hamburg Town Hall, S-6100 South Park Avenue, Hamburg N. Y.

Town of Hamburg Planning Board

Richard Crandall, Chairman  
Gerard Koenig, Secretary

11-1-89

# TOWN OF HAMBURG

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ROBERT A. MARS

October 31, 1989

Mr. David Mahoney  
Attorney at Law  
1776 Statler Towers  
Buffalo, New York 14202

RE: Hoover Beach

Dear David:

Thank you for your recent letter regarding the property at 151 Midshore Drive.

Our staff has prepared the necessary paperwork and at our Town Board meeting of November 13th, I expect action to advertise for bids and bid openings. Hopefully, the process will move along more quickly once this letter is accomplished.

Thank you again for your interest. If you should have specific questions please feel free to contact me.

Very truly yours,

  
JACK QUINN  
Supervisor  
Town of Hamburg

JQ/mlp

cc: Town Board  
J. Lauchert  
G. McKnight  
J. Sorrentino

# TOWN OF HAMBURG

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TO: Planning Board

FROM: Town Engineer Gilbert

DATE: October 25, 1989

SUBJ: TOWN HOUSE REVIEW PROCEDURE

The following are comments in response to the 10-19-89 meeting with Ed Burke and the request that the Planning Board review the approval procedure for Town Houses:

1. Approvals for a town house subdivision start with preliminary plot approval. The project would be reviewed by all departments and committees. Sewers and waterlines could be left off the plan for later engineering review or shown on the plan (similar to Pinegrove).

2. The subdivision regulations have design standards for streets. Use of these standards would avoid the traffic problems (garbage, fire, and delivery trucks) we now have in mobile home courts and apartments.

3. The possibility exists where the town may accept some of the utilities for a town house project. For example, if single family homes were to be built beyond the town houses, a Public Improvement Permit would be required from the Engineering Department for sewers and pavement. PIP's are not required for privately maintained utilities.

4. A map cover is required to sell lots. The County Clerk cannot file a map cover without the approval of the Town. Presently map covers are signed by the Town Engineer and the Planning Board Chairman.

5. The Engineering Department has in place specifications to monitor clearing, stripping and soil erosion. The increase of storm water runoff because of stripping can be a major problem and should be addressed in the design and then reviewed by the Engineering Department.

The Engineering Department has started updating the subdivision regulations. We can add any amendments or procedures recommended by the Planning Board along with our proposed changes for Town Board's review.



Jack Gilbert

RJL/dp

Memo To: Planning Board

From: Planning Dept.

Subject: C.D. B. G. Target Areas

Date: October 25, 1989

Ron Hayes, Community Development Director, asked the Planning Board to recommend target areas for commercial rehabilitation in the Town. A possible resolution is as follows:

Resolved, that Community Development Block Grant Funds be used jfor commercial rehabilitation projects in the following "Target Areas."

1. Route 5 - Woodlawn Neighborhood
2. Abbott Rd. from Willet to Olympic
3. Route 20 from Evans Town Line to Rogers Road.
4. Camp Rd. between St. Francis Drive and Route 20.

October 20, 1989

ENGINEERING SUBDIVISION STATUS REPORT

SUBDIVISION REGULATIONS

31-15. NO STREET SHALL BE ACCEPTED AND MAINTAINED BY THE TOWN, NOR SHALL ANY PERMIT BE ISSUED BY THE ADMINISTRATIVE AGENT OR DEPARTMENT OF THE TOWN, FOR THE CONSTRUCTION OF ANY BUILDING UPON ANY LAND CONCERNING WHICH A PLAT IS REQUIRED TO BE APPROVED UNLESS AND UNTIL THE FINAL PLAT HAS BEEN APPROVED BY THE HAMBURG TOWN PLANNING BOARD.

1. Amsdell Park -main utility construction underway . The site is performance bonded for building permits
2. Brierwood - utility const. underway\ and performance bonded
3. Brompton PT.I - Reviewing plans last review 9-15-88
4. Brompton PT.II -Preliminary plot plan submitted
5. Deerfield PT.II - main utility const. under way
6. Draudt PT.VIII -waiting for legal approval of the subdivision (house construction underway without bond)
7. Eaglecrest - main utility construction underway
8. Kingswood PT.III - Reviewing plans last review 3-27-89.
9. Pine Lakes PT.V - waiting for legal approval
10. Richcrest PT.I - Reviewing plans last review 3-27-89.
11. Scranton Park Resubdivision - reviewing construction plans, last review 8-14-89.
12. Shore Meadows (Old Lake Shore-Schoelkopf) plans approved for main utility construction
13. Tasseff Sub. PT.II - Reviewing plans last reviewed 4-4-89.
14. Woodledge SUB (North Creek) - Plans not submitted
15. Southland Stuart (Sowles Rd.) - main utility construction underway (house construction underway without bond)
16. Havenwood (RT.20) - Plans under review last review 10-16-89
17. Pinehurst Resubdivision - Shoreham Drive - waiting for legal approval, performance bonded for building permits
18. Old Lake Shore between West Lane and Lakewood - main utility construction underway, performance bonded for building permits
19. McKinley Parkway Subdivision (South of Soda) - Preliminary plot plan has been submitted.
20. Lakeview Woods (Lakeview Rd at Old Lake Shore) - Preliminary plot plan approved, construction plans under review
21. Rush Creek Sub. (McKinley-Fairgrounds) - Preliminary plot plan has been submitted.
22. Hadruch Sub. (McKinley-Newton) plans not submitted
23. Manor Lane Sub. (Rte 20A-Parker) Preliminary plot plan under review.
24. Elmhurst Re-subdivision - Plans under review -house construction underway without bond

25. Lakecrest Pe-subdivision - Plans have not been submitted house construction underway without bond
26. Pine Grove Townhouse (Brierwood Sub) - plans under review
27. Emerald Green Townhouse (Brierwood Sub) - preliminary stages
28. Brookridge Town Houses (RT.391) - Reviewing plans. Last review 4-30-88. House construction underway
29. Liberty Park IV - Preliminary stages
30. Sheldon Road - Preliminary stages
31. Carnegie Resubdivision - Preliminary stages
32. Able Road Subdivision - Preliminary stages
33. Bushcreek (McKinley) - Preliminary plot plan submitted
34. Orandt Pt. 2 - Preliminary plot plan submitted
35. Abbott Pines - Preliminary plot plan submitted
36. Woodlands (Versailles Rd) - Preliminary stages
37. Heritage Square (McKinley Fkwy.) - Preliminary plot plan submitted.

SITE PLAN STATUS REPORT

1. BFI (Piecconka) - Last review 10-13-88
2. McKinley Square Plaza (Hall area) - Last review 12-5-88
3. Consumers Beverage - Last review 10-24-88
4. Mission Hill - Camp Rd. - Preliminary plan reviewed 2-22-89
5. Sibley's Addition (McKinley Mall) - Last review 12-19-88 (building constructed)
6. Town Hall Plaza Addition (Benderson) - Last review 6-14-89
7. Romanello's (South Park) - Last review 3-30-89 (building under construction)
8. Car Dealership (Camp Rd. Liberatore) - Last review 3-22-89.
9. Benderson Building (Camp Road) - Last review 6-14-89
10. Ris Tree Fire Hall (Bayview Road) - Last review 8-14-89
11. Dunn Tire (McKinley) - Last review 9-25-89
12. Fisher Bus (Laisureland) - Last review 9-25-89 building under construction

Rick Lardo  
Engineering Dept.

RL/dp

CC: Planning ✓  
Building Insp.  
Town Board  
Traffic Safety

Oct. 19, 1989  
4251 Robin Lane  
Hamburg, N. Y. 14075

Hamburg Future Development -  
Advisory Panel  
Hamburg Planning Board  
6100 South Park Ave.  
Hamburg, N. Y. 14075

George Mc Night :

In regards to the problem of advertising the Planning Board agenda in due time :

A pre-recorded telephone message can be used (similar to a movie theater's schedule or weather number). New items could be added as the meeting date approaches. Of course the date and time would be included at the beginning of the telephone message. This telephone message service can be added after the article of the Planning Board meeting as published in *The Hamburg Sun*.

This will also reduce many calls for the Clerk's Office and Planning Board Office. Thank you for your time.

Very truly yours,  
Elizabeth Hensiorck

2772 South Creek Rd.  
Hamburg, NY 14075  
October 23, 1989

Hamburg Town Planning Board  
S 6011 South Park Ave.  
Hamburg, NY 14075  
Attention, Mr. Richard Crandall, Chairman

Dear Mr. Crandall:

I praise the Board when it is merited, but remonstrate when that, too, becomes necessary. As Brian Ackley would say, "Roses and Thorns!"

Two thorns poked out from last Wednesday's meeting (10-11-89). The first was the approval - albeit reluctant - of a Brierwood foundation being dug without a building permit.

Several options were open to the Board:

- 1) Fill in the hole.
- 2) Fence it, pending further action.
- 3) Notify building inspector of the violation and recommend a penalty while permitting construction to proceed.

Unfortunately, none of these were done, and the Board by its acquiescence sends a clear signal to this and other developers that it's OK to wink at the building code in Hamburg.

Brierwood's Edmund Burke has issued 31 pages of rules for his own Association builders and residents. Why should he expect to enforce these, yet treat our Town's rules with contempt?

Thorn #2 involved the referral to the ZBA of a height violation on a Day's Inn application with a recommendation to approve. The reason given was that the motel's national headquarters mandates a higher roofline.

I believe this franchisee should have gently but firmly been reminded that this Town has a 35' limit on its commercial structures and that if his engineering department will so modify the plans that we would be happy to have him build here. Building in Hamburg is a privilege, not a right, and there should be no reason for a variance before construction is even begun, even when dealing with a national franchiser.

Roses to Mr. Crandall for delaying the Brierwood approval of the deletion of 50 housing units: Both the Master Plan and Town Board call for increased construction of multiple housing in Hamburg. The deletion of these units in an area where they would have particular sales appeal opens to question the whole PUD rezoning process and the concept of a Planned Unit Development in the first place.

Respectfully submitted,

*Paul R. Guenther*  
Paul R. Guenther

# TOWN OF HAMBURG

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



Supervisor  
JACK QUINN, JR.

Councilmen  
D. MARK CAVALCOLI  
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

MEMO TO: Tim Ellis

FROM: George McKnight *George*

SUBJECT: Oakridge Subdivision, Part 9

DATE: October 20, 1989

The Planning Board at their meeting of September 13, 1989 approved at a public hearing the preliminary subdivision which is Part 9 of the Draudt Subdivision, also known as the Oakridge Subdivision. This approval included a connection to Bayview Road.

At a later meeting the Planning Board further discussed whether or not Oakridge should be connected to Bayview Road. The Planning Board agreed that there would be fewer traffic concerns with the connection than with a dead end cul-de-sac. If Oakridge were to be dead-ended just short of Bayview, this would result in a cul-de-sac with a length in excess of 3000 feet and the Planning Board felt this would create a much greater safety hazard than would result in some people using the road as a by-pass to the Clark, Abbott, Bayview intersection.

cc: Jack Quinn

Town of Hamburg Legal Notice  
Planning Board - Special Use Permit

Pursuant to Section 29-196.7 of the Zoning Ordinance, notice is hereby given that the Planning Board will hold a Public Hearing on October 25th, 1989 at 8:00 p.m. to consider the following:

Theresa Kelm for storage of boats on Part of Lot 45, T-9, R-8 located at 6014 Lakeshore Road.

Richard Crandall, Chairman

Gerard Koenig, Secretary

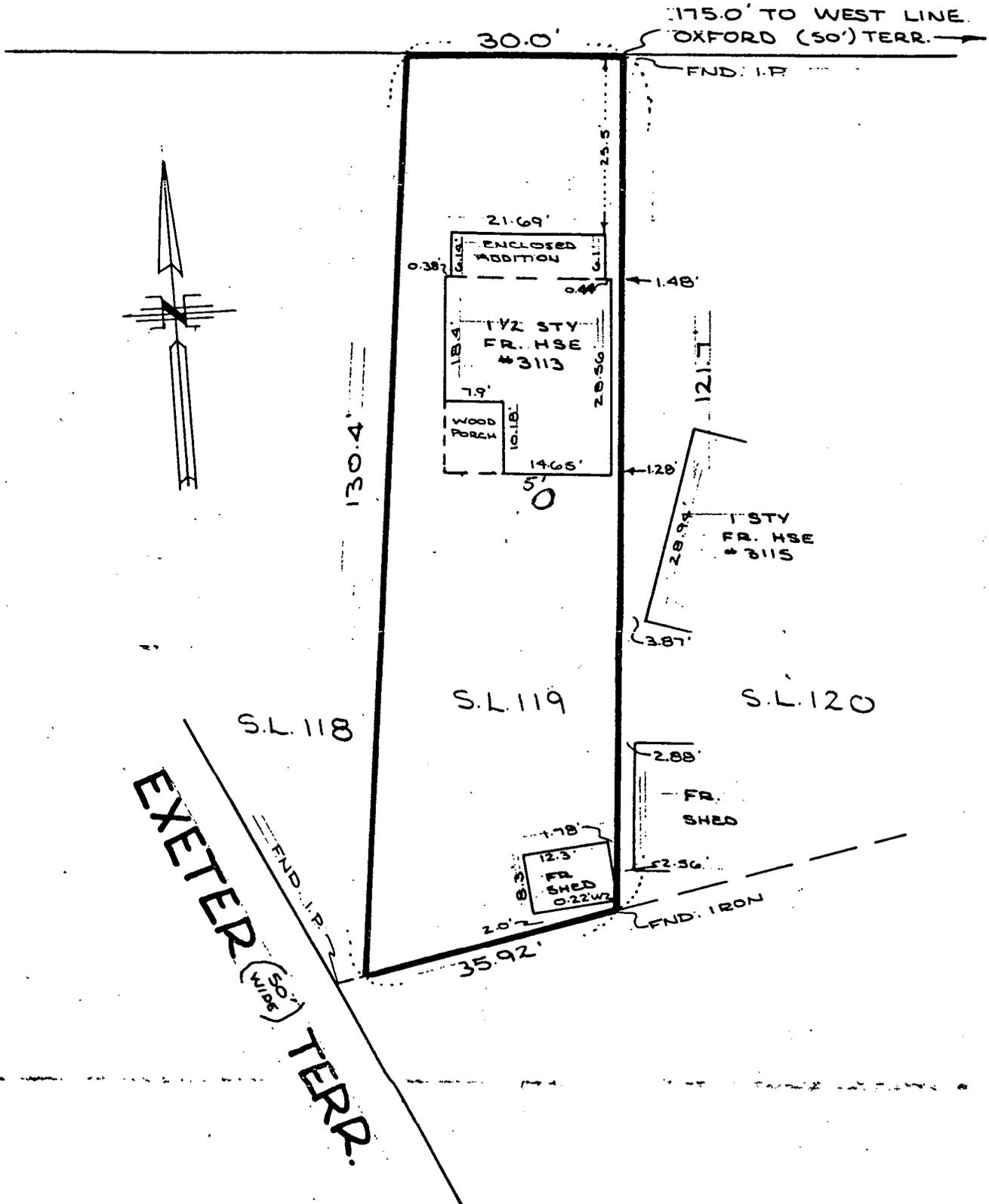
STATE OF NEW YORK  
ERIE COUNTY, VILLAGE OF BLASDELL } SS.

TOWN OF HAMBURG  
PUBLIC HEARING  
The Town of Hamburg Planning Board  
will hold a Public Hearing at 8:00 p.m. on  
Wednesday, October 25, 1989 in the  
Hamburg Town Hall for the installation  
of a satellite dish for Michael J. Wierzba,  
3113 Warwick Terrace, Hamburg, New  
York 14073.  
RICHARD CRANDALL, Chairman  
GERARD KOENIG, Secretary

Sharon Bishop  
of the Village of Blasdell, being duly sworn,  
deposes and says that she is Check  
of the **FRONT PAGE**, a weekly newspaper  
published in said Village, that the notice of  
which the annexed slip taken from said  
newspaper is a copy, was inserted and  
published therein once a week for  
one weeks, the first insertion being  
on the 10th day of October,  
19 89, and the last insertion being on the  
       day of       ,  
19       , and not more than        days  
intervened between any two publications  
thereof.

Sharon Bishop  
Sworn to before me this 19th day  
of October, 1989  
Kim Delmont  
Commissioner of Deeds, City of Lackawanna  
Notary Public, Erie County, N.Y.

# WARWICK (80' WIDE) TERR.



SBL 170.05-11-2

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

SURVEY OF

UNRECORDED

STATE OF NEW YORK  
ERIE COUNTY, VILLAGE OF BLASDELL } SS.

TOWN OF HAMBURG  
LEGAL NOTICE  
RUSH CREEK SUBDIVISION

Notice is hereby given that the Planning Board will hold a Public Hearing on Wednesday, October 25, 1989 in the Hamburg Town Hall at 8:00 p.m. for the purpose of approving Rush Creek Subdivision.

LEGAL DESCRIPTION  
RUSH CREEK SUBDIVISION

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Hamburg, County of Erie, and State of New York, being part of Lot No. 46, Township 9, Range 7 of the Holland Land Company's Survey, bounded and described as follows:

COMMENCING at the southwest corner of land heretofore deeded by the Holland Land Company, to George Laub, the point of beginning being in the west line of said Lot No. 46, (being also the center line of McKinley Parkway) and being one thousand one hundred two and forty-three hundredths (1102.43) feet north from the southwest corner of said Lot No. 46; running thence 87° east and along the line of lands formerly owned by Oliver Pierce and recorded in Liber 56 of Deeds at Page 22 and Horace Parker one thousand four hundred thirty-five and fifty hundredths (1435.50) feet to a point; thence north 17° east on the east line of land formerly deeded by Frances E. Parker and wife to George Laub and recorded in Liber 105 of Deeds Page 372, nine hundred five and eighty-three hundredths (905.83) feet to an angled point; thence north 2° east six hundred eighty-two and forty-four hundredths (682.44) feet to land formerly owned by Manuel Henshaw and recorded in Liber 19 of Deeds at Page 511; thence west on said Henshaw's south line three hundred sixty-eight and twenty hundredths (368.20) feet; thence north at an angle of 269° 11' 00", sixty-six (66) feet to a point; thence north 87° 30' west one hundred eighteen and ten hundredths (118.10) feet to the southeasterly line of premises devised to John Wulf and Fred Wulf, as Trustees for Jacob P. Wulf in a Will, recorded in Erie County Surrogate's Office in Liber 71 of Wills at page 382 on May 2, 1906, which line is also the southeasterly line of Map Cover 1992; thence southwesterly along the southeast line of said Map Cover 1992, one thousand three hundred ninety-two (1392.00) feet to the west line of said Lot No. 46; thence southerly along the west line of said Lot No. 46 seven hundred twenty-four and thirty-two hundredths (724.32) feet to the point of place of beginning.

EXCEPTING therefrom premises conveyed by Sadie E. O'Hara to County of Erie by deed recorded in Erie County Clerk's Office in Liber 217 of Deeds at page 380 on June 30, 1930.

RICHARD CRANDALL, Chairman  
GERARD KOENIG, Secretary  
PLANNING BOARD

Sharon Bishop

of the Village of Blasdell, being duly sworn, deposes and says that she ~~is~~ is Clerk of the FRONT PAGE, a weekly newspaper published in said Village, that the notice of which the annexed slip taken from said newspaper is a copy, was inserted and published therein once a week for one weeks, the first insertion being on the 19th day of October, 1989, and the last insertion being on the      day of     , 19    , and not more than      days intervened between any two publications thereof.

Sharon Bishop

Sworn to before me this 19th day of October, 1989

Kim Delmont

Commissioner of Deeds, City of Lackawanna  
Notary Public, Erie County, N.Y.