

TOWN OF HAMBURG

PLANNING BOARD MINUTES

10-29-86

The Town of Hamburg Planning Board met in regular session on Wednesday, October 29th 1986 at 7:30 p.m. in the Planning Board room of Town Hall.

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

Minutes of the meeting of 10-15-86 were approved on motion by Mr. Crandall, seconded by Mrs. Saunders: Carried.

PETERS SUBDIVISION HEARING - AMSDELL ROAD.

In the absence of the Secretary, Mrs. Sally Saunders read the Legal Notice of Public Hearing on PetersoSubdivision located on Amsdell Road.

**LEGAL NOTICE
TOWN OF HAMBURG
PLANNING BOARD**

**APPROVAL OF SUBDIVISION PLAT
KNOWN AS PETERS SUBDIVISION:**

NOTICE IS HEREBY GIVEN that the Planning Board of the Town of Hamburg will hold a Public Hearing at Town Hall, S-6100 South Park Avenue on the 29th of October at 8:00 p.m. (Local Time) for the purpose of approval of a 3 lot residential subdivision. This property is further described as follows:

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 Number 20, Township 9, Range 8 of the Holland Land Company's Survey, bounded and described as follows:

BEGINNING at a point in the center line of Amsdell Road, distant 351.3 feet southerly from an iron pipe set at the southeast corner of lands now or formerly owned by Frederick and Alice Folt; running thence southerly along the center line of Amsdell Road 190 feet to a point; thence westerly at right angles 458.5 feet; thence northerly parallel with Amsdell Road 190 feet; thence easterly at right angles 458.5 feet to the center line of Amsdell Road at the point or place of beginning, containing 2 acres of land, be the same more or less.

**ALSO 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 Number 20, Township 9, Range 8 of the Holland Land Company's Survey, bounded and described as follows:

BEGINNING at a point in the southwest corner of lands conveyed to Helen Sheff Palmer by deed recorded in Erie County Clerk's Office in Liber 3829 of Deeds at page 267; thence northerly along the west line of lands so conveyed to Helen Sheff Palmer by aforesaid deed 190 feet to the northwest corner of lands conveyed to Eugene S. Thorpe and Ruth H. Thorpe his wife by deed recorded in Liber 4033 of Deeds at page 320; thence westerly along the north line of lands so conveyed to Thorpe by aforesaid deed projected westerly 114.11 feet to a point; thence southerly parallel with the west line of said Lot Number 20, Township 9, Range 8, 190.01 feet to a point; thence easterly and along the south line of lands so conveyed to Palmer by aforesaid deed projected westerly 112.62 feet to the southwest corner of lands so conveyed to Palmer by aforesaid deed and the point of beginning.

Dated: October 16, 1986

**G. GERALD VALGORA, Chairman
Town of Hamburg Planning Board**

Chairman Valgora declared the hearing open, and asked if anyone wished to speak for or against the Subdivision.

Mr. Peters, Applicant, stated that he is in favor of the 3 lot subdivision on Amsdell.

Chairman Valgora asked 3 times if anyone wished to be heard for or against the proposed subdivision. Hearing no opposition, the hearing was declared closed.

Motion was made by Mr. Crandall, seconded by Mr. Cary to accept the subdivision with a seal and proceed to final. Carried.

BELL'S BAZAAR, PHASE III

Building Inspector Lauchert informed the board that Bell's is proceeding with Phase III of their plaza on South Park. The plan was approved on 5-14-86. However, another presentation was made in June but final approval was not given. Board members agreed that Bell's Bazaar should be present for the November 12th meeting. Building Inspector Lauchert noted some concerns on the ditch, especially during winter months. Pre-cast concrete should be set in place or guard rails.

CERTIFICATE OF OCCUPANCY - PROPOSED NEW ZONING CODE UPDATE

A correction should be made in the new proposed ordinance in the section on Certificate of Occupancy. The language should be corrected to read: A certificate of occupancy can be granted provided that the applicant substantially meets all requirements.

On the section of free standing signs, an insertion should be made that no sign be lower than 3' or above 7' for clearance.

ART PETCH - PARKING LOT ON SIDE OF MINI-PLAZA ON LAKE SHORE RD. ACROSS FROM TOWN PARK

Applicant did not appear. Input should be received from Traffic Safety Board.

PROPOSED REZONING PETITION OF AMY GRISHKAT - ON ECKHARDT RD. (4TH LOT FROM LAKE SHORE FOR MOTHER-DAUGHTER RESIDENCE. FROM R-1 TO R-2

Mr. & Mrs. Grishkatt appeared on behalf of the applicant for a rezoning petition for a mother-daughter residence to be located on Eckhardt Rd. At the present time the parcel is zoned R-1. They would like an R-2 zoning. In the new ordinance this parcel has been cut back to R-1.

Attorney Gorman is to research whether a variance goes with the land or with the applicant. This matter was tabled for an on site inspection of the property.

REQUEST FOR LIBERTY PARK SUBDIVISION TO BE REZONED TO R-2

Mr. Jack Fox, Attorney for Ken Nigro, has made a request to make Liberty Park Subdivision to an R-2 zoning. The map cover was approved with sub-standard lots. Application has been made to the Board of Zoning Appeals for 6 dwelling units in Liberty Park. Members to take an on-site inspection of Liberty Park.

REQUEST OF JAKE SCHOELKOPF FOR PUD DEVELOPMENT ON HIS PROPERTY ON OLD LAKE SHORE ROAD

Mr. Jake Schoelkopf has made a request to turn his property which consists of 35 acres to a PUD development. This is an informational request only at the present time.

Attorney Gorman was asked to make a modification to Section 29-108A & 9 on PUD and PRD controls.

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

NEXT MEETING DATE: NOV. 12, 1986
7:30 P.M.

RESPECTFULLY SUBMITTED,
George Danyluk
GEORGE DANYLUK, SECRETARY