

Meeting 11-18-87

TOWN OF HAMBURG PLANNING BOARD AGENDA

DATE: November 18, 1987

TIME	NAME	PURPOSE
7:30	EXECUTIVE MEETING	
8:00	Briarwood Country Club. (former Bethlehem Management Club)	
8:20	Brompton Estates	Schedule public hearing
8:40	Schoelkopf 5 sub lot sub.	Preliminary Lake Shore Rd. near North Creek (R-1 zoning)
9:00	Hasenoehrl Truck Transport Ctr.	Lake Shore Rd.
9:20	McKinley Meadows McKinley Parkway.	Site plan review
9:40	Southtown's Auto Broker 4890 South Park Ave.	Site plan review
10:00	Pauline & Gary Jensen Boating supplies - garage	3274 Abbott Rd. (Zoned M-1)
	Theodore Sutton Used Car lot	4890 South Park Ave. - parking variance (former HCK building)
	Cliffside Townhouses	Site Plan review.

Approval of Minutes.

1. Shoreham Drive east side R-2 to R-1
2. C-2 for Willett Rd.
3. Barns in Agricultural Districts

TOWN OF HAMBURG

PLANNING BOARD MINUTES

11-18-87

The Town of Hamburg Planning Board met in regular session on Wednesday, November 18, 1987 at 7:30 p.m. in the Hamburg Town Hall.

Members attending included: Chairman G. Gerald Valgora, Elgin Cary, Sally Saunders, Sandy Carnevale, George Danyluk, Dennis Gaughan. Others present included: George McKnight, Terry Dubey, Stenographer.

The minutes of the meeting of 11-18-87 were approved on motion by Mr. Cary, seconded by Mrs. Saunders. Carried.

SHOREHAM DRIVE REZONING PETITION - JOHN BOSSE

At the request of the Town Board, Planning Board members were asked to re-evaluate the rezoning petition of John Bosse from R-2 to R-1 on the east side of Shoreham Drive. Many residents appeared in opposition to the rezoning request and asked that it remain R-1.

Mr. John Grabenstatter of S-5876 Shoreham Drive and Gary Grabowski of S-5883 Shoreham appeared in opposition to the rezoning petition. They are opposed to R-2 zoning and are in favor of single family dwelling units on larger lots. Mr. Tim Walsh of S-5799 Shoreham appeared in opposition also. Members were requested to do an on site inspection of the area and make a recommendation to the Planning Board for the December 16th meeting.

Motion was made by Mr. Crandall, seconded by Mr. Carnevale to request that the issue be tabled until December 28th. Carried.

Mr. John Bosse was also present and noted that he would be willing to withdraw his request for duplexes. Building Inspector Lauchert advised that Mr. Bosse was cited for clearing the land with a concern of disrupting present drainage. An appearance ticket was presented to Mr. Bosse and a court appearance date of November 20th. Applicant was advised that an Environmental Assessment and subdivision approval is in order even though this is an old subdivision map. Applicant was advised to follow procedures.

CONCEPTUAL DRAWING FOR BRIARWOOD VILLAGE - PLANNED UNIT DEVELOPMENT (FORMER BETHLEHEM MANAGEMENT CLUB).

Communication was read by Secretary Danyluk submitted by Donald Weiss of 2963 Cloverbank Road who requested that the item be placed on the agenda. Messrs. O'Neill of Tallamy, Van Kuren, Gertis & Assoc. & Ed Burke, developer of the project, appeared with a conceptual drawing of a project that will take 12 years to develop featuring multi-family townhouses, single family dwellings, etc. on 400 acres of land. At the present time there are no completed drawings for site plan review as a topo of the entire area must be done first. That project cannot be tackled before December. An Environmental Study must also be done for the entire area. This was an informational session only and not a site plan review.

SHORE MEADOWS (PRELIMINARY PLAT) J. SCHOELLKOPF - PHASE I

Mr. Steve Trippi of Nussbaumer & Clarke and Attorney Pysz appeared on a preliminary plat for Shore Meadows, consisting of 5 sublots for a total acreage of 5 acres located at the Old Lake Shore Road. Comments were received as follows:

ENGINEERING - Discussion of the backyard drainage requirements should be done with the engineer on the project.

PLANNING - The area is zoned R-1 and the proposed 1 acre lots are far in excess of our minimum requirements. The preliminary plat meets all of the requirements necessary to schedule a public hearing. The only problem I find with the submission is that it is listed as Part I of a larger subdivision and our regulations request a sketch of the total proposed development so we can see how the parts fit together.

BUILDING INSPECTION - The 5 lots are zoned R-1, and more than meet the code as far as frontage and square footage is concerned. This is a wooded lot and trees should be retained as much as possible. Applicant is to proceed with public hearing. Legal description and \$75 filing fee is required. Hearing can be set for December 16th meeting.

HASENOEHRL LEASING, TRANSPORT CENTER - PART OF LOTS 16 & 24, T-9, R-8 LAKE SHORE ROAD.

Mr. Steve Trippi, and Mr. Bob Haenoehrl appeared before the Planning Board with revised drawings on the transport center which is to be located in the old Skyway drive-in. The engineering changes have been made as recommended. It was noted by the Building Inspector that 3 handicapped parking spaces should be designated on the site plan.

Motion was made by Mrs. Saunders, seconded by Mr. Carnevale to approve the site plan as amended, with a provision of 3 handicapped parking spaces. Carried.

MC KINLEY MEADOWS - JOHN HANNON, NICK KONST, & ED TALTY - MC KINLEY PARKWAY.

Messrs. Hannon, Talty, and Konst appeared before the Planning Board with revised site plans for a proposed apartment complex to be located at McKinley Parkway across from Cambridge Square. Comments were received as follows:

ENGINEERING - S-2, review need for more sidewalks or relocation of proposed ones. County curb cut for drive is required. On (S-3), on PVC pipe, SDR 35 ASTM 3034 Consider relocation of storm receivers to get them out of high traffic area. Relocate downspout at northwest corner Bldg. 2 to receiver. On S-4, under general notes for sanitary sewers, backfill is to be #2 crushed stone. "Rim elevation to be set one inch above finish grade or as A.O.B.E." If the sewer is to be public the sewer should be in the middle of a 15 foot easement to the Town of Hamburg if the sewer is to be private it will be built according to Building Inspection Dept. requirements. In either event, a profile of the sanitary sewer is required. The proposed method of furnishing water to the project may be rejected depending on the Building Inspector's requirements for fire protection.

Motion was made by Mr. Carnevale, seconded by Mr. Cary to approve the site plan contingent upon Engineering, Building Inspection, and Planning along with a landscaping plan. Carried.

11-18-87

SOUTHTOWNS AUTO - FORMER HCK STATION - SOUTH PARK & SOUTHWESTERN BLVD.

Messrs. G. Byrne and T. Sutton appeared before the Planning Board on a proposed used car lot to be located in the former HCK Furniture business at South Park & Southwestern Blvd. They would like to use the front portion of the lot for display purposes and would like to park within the first 35'. They will require a variance of 25' on the setback.

Motion was made by Mr. Crandall, seconded by Mr. Danyluk to forward a favorable recommendation to the Zoning Board for the parking variance. Carried.

BOAT SUPPLY SHOP ON ABBOTT & LAKE AVENUE. - ZONED M-1

Mrs. Pauline Jensen appeared before the Planning Board for a proposed boating supply shop to be located at their residence on Abbott & Lake Avenue. The parcel is zoned M-1 and they would be using a 3 car garage for the proposed use. Mr. Jensen would be repairing and maintaining boats. They might have 3 customers at a given time and would be a seasonal operation. Building Inspector Lauchert noted that there should be no gasoline on premise as this is a wood frame construction. There is sufficient room for parking.

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

CLIFFSIDE ESTATES - NORTH CREEK RD. & SOUTHWESTERN BLVD.

Mr. Bob Reggentine appeared before the Planning Board with a site plan for proposed townhouses to be located on North Creek & Southwestern Blvd. The proposal infringes on the bank of the creek and a variance will be required.

Motion was made by Mr. Cary, seconded by Mr. Carnevale to reject the site plan as presented for submittal to the Zoning Board. Carried.

Motion to adjourn the meeting was made by Mr. Danyluk, seconded by Mr. Gaughan. Carried. Meeting adjourned at 10:15 p.m.

RESPECTFULLY SUBMITTED,

GEORGE DANYLUK, SECRETARY
PLANNING BOARD

NEXT MEETING DECEMBER 16, 1987
7:30 P.M.

TOWN OF HAMBURG

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



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Town Attorney
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Supt. of Highways
RICHARD A. SMITH

Receiver of Taxes
ROBERT A. MARS

November 18, 1987

MEMO TO: Planning Board
FROM: Planning Dept.
SUBJECT: Jensen Boating Supplies

The proposal is to sell small equipment for boats in a garage behind a residence. The area is zoned M-2 Light Industrial and this use is permitted.

I have drawn two parking spaces on the property survey which should be adequate for this use.

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MEMO TO Planning Board

FROM: Planning Dept.

SUBJECT: Woodledge Subdivision Phase I

11-18-87

The Town Engineer is concerned with the handling of storm water drainage.

Under our regulations there is no approval requirement with signature of the Town Board and the Town Highway Dept. The only road involved for this phase of the subdivision is North Creek which is a County Road over which the Town of Hamburg has no jurisdiction. Driveway permits for these three lots must be obtained from Erie County.

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November 18, 1987

MEMO TO: Planning Board

FROM: Planning Dept.

SUBJECT: Hasenoehrl Transport Center

I have no comments on the site plan as presented.

If new buildings are added in the future, the site plan will have to be revised accordingly.

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November 18, 1987

MEMO TO: Planning Board

FROM: Planning Dept.

SUBJECT: Cliffside Estates

There is a fairly detailed layout of the residential structures with setbacks. A second sheet shows spot elevations and a proposed storm sewer collection system.

Building profiles and interior layouts have also been provided.

The Town Engineer will have to address drainage.

The Zoning Board of Appeals will have to act on the setback of the buildings from the top of the bank of Eighteen Mile Creek.

The road system will have to remain private as the pavement width is shown as 25 feet instead of our requirement of 28 feet and does not include additional right of way.

The parking spaces shown for the restaurant are insufficient for our requirements. We will need a written agreement for adequate valet parking at another location.

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TO : Town Planning Board
FROM: Town Engineer Gilbert
DATE: 11-18-87
SUBJ: SITE PLAN REIVEW
SOUTHTOWNS AUTO BROKER

Following is our comment on the subject site plan dated 10 November 1987:

-Add concrete wheel stops along South Park Avenue and Southwestern Blvd.

If this site plan is not returned with the revised plan our review process will stop.

Jack Gilbert, Jr.

JJG, Jr./jnl

cc: J. Lauchert
R. Lardo

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TO : Town Planning Board

FROM: Town Engineer Gilbert

DATE: 11-18-87

SUBJ: SITE PLAN REVIEW
MC KINLEY MEADOWS, PHASE I

Following are our comments on drawings numbers S-1 through S-5 reviewed 11-10-87:

- S-1: No comments except for misspelled word.
- S-2: Review need for either more sidewalks or relocation of proposed ones. County permit required for curb cut for driveway.
- S-3: See town spec. on PVC pipe, SDR35 ASTM3034 Consider relocation of storm receivers to get them out of high traffic area. Relocate downspout at northwest corner Bldg. 2 to receiver.
- S-4: Under general notes for sanitary sewers backfill is to be #2 crushed stone. Add a note as follows, "Rim elevation to be set one inch above finish grade or as A.O.B.E." If the sewer is to be public the sewer should be in the middle of a 15 foot easement to the Town of Hamburg if the sewer is to be private it will be built according to Building Inspection Department requirements. In either event a profile of the sanitary sewer is required. The proposed method of furnishing water to the project may be rejected depending on the Building Inspectors requirements for fire protection.
- S-5: This is the detail sheet and the several comments are self explanatory.

Sheet 2

Site Plan REview McKinley Meadows

If this site plan is not returned with the revised plan our review process will stop.



Jack Gilbert, Jr.

JJG,Jr./jnl

cc: J. Lauchert
R. Lardo

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TO : Town Planning Board
FROM: Town Engineer Gilbert
DATE: 11-17-87
SUBJ: SHORE MEADOWS SUBDIVISION, PHASE I

We have reviewed the Preliminary Plot dated November, 1987 and request that this department be contacted by the engineer for a discussion of backyard drainage requirements. This request can be handled after the public hearing.

A handwritten signature in black ink, appearing to read "J.J. Gilbert, Jr.", is written above the typed name.

John J. Gilbert, Jr.

JJG, Jr./jnl

cc: R. Lardo

J. Lauchert

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TO : Town Planning Board
FROM: Town Engineer Gilbert
DATE: 11-18-87
SUBJ: HASENOEHRL TRANSPORT CENTER
SITE PLAN REVIEW

Following are comments on 4 sheets of plans dated
November 1987.

- Sheet No. 1 - At proposed M.H. at Sta. 3+40
provide a stub line to the southwest
for possible future use.
- Sheets No. 3 & 4 - There are some changes to the notes.

Both these comments have been phoned to Mr. Tripi at
Nussbaumer's Office.


Jack Gilbert, Jr.

JJG, Jr./jnl

cc: R. Lardo
J. Lauchert

RECEIVED
NOV 17 1987

TOWN OF HAMBURG
PLANNING DEPT.

2963 Cloverbank Road
Hamburg, New York 14075
November 17, 1987

Dear Town Planning Board,

I will be unable to attend this Wednesday's meeting due to a previous obligation in Albany. I do wish to cite my interest in the pending development of the former Bethlehem Management Club and adjoining properties. I would like to be informed of all meetings that concern development of this property and be notified in advance, so I or my representative may attend.

I do have a presentation prepared for the board on this property and request that I again be given the opportunity to present after further review of plans for this pending development.

Thank you for your time and effort in regards to this matter.

Sincerely
Donald Weiss

716-649-2199

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November 17, 1987

MEMO TO: PLANNING BOARD

FROM: PLANNING DEPT.

SUBJECT: Proposed Brompton Heights Subdivision

The land is zoned R-2 and all lots are in excess of the requirements for both single family and two family homes.

Both public water and sanitary sewers will have to be extended to the site.

This subdivision map must be considered a "sketch Plat." To be a "preliminary plat" eligible for a public hearing, the following additional information is needed:

1. An Environmental Assessment
2. Name of owner as authorized agent and subdivider
3. Vicinity map
4. Eastern extension of East Highland as access to Town owned parkland.
5. Show widths of streets--is the new street proposed to be East Highland Parkway?
6. All frontage dimensions are shown but some side dimensions are not shown.
7. A topographic map.

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MEMO TO: PLANNING BOARD

FROM: PLANNING DEPT.

SUBJECT: Proposed Shore Meadows Subdivision Part I

The area is zoned R-1 and the proposed approximately one acre lots are far in excess of our minimum requirements.

The preliminary plat meets all of the requirements necessary to schedule a public hearing.

The only problem I find with the submission is that it is listed as Part I of a larger subdivision and our regulations request a sketch of the total proposed development so we can see how the parts fit together.

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SITE PLAN REVIEW

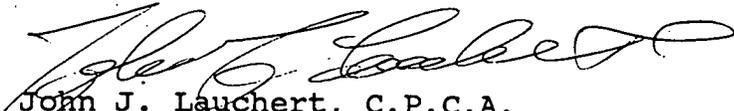
TO: PLANNING BOARD

RE: SHOREMEADOWS SUB DIVISION, PHASE I, 5 ACRES, 5 LOTS

These five lots are all in the area zoned R-1, they more than meet the zoning code for the Town of Hamburg, as far as frontage and square footage. This is a wooded lot and many of the trees should be retained on the property. It appears to be good drainage and I know their is a need for more lots, including large and small lots in the Town of Hamburg.

If I can be of any more assistance, feel free to contact me.

Sincerely,


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

JJL/cac

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MEMO TO: PLANNING BOARD

FROM: PLANNING DEPT.

SUBJECT: Proposed Shore Meadows Subdivision Part I

The area is zoned R-1 and the proposed approximately one acre lots are far in excess of our minimum requirements.

The preliminary plat meets all of the requirements necessary to schedule a public hearing.

The only problem I find with the submission is that it is listed as Part I of a larger subdivision and our regulations request a sketch of the total proposed development so we can see how the parts fit together.

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SITE PLAN REVIEW

TO: TOWN PLANNING BOARD

RE: HASENOEHRL LEASING INC. TRANSPORTATION CENTER

Being part of lot 16 and 24, T-9, R-8 Town of Hamburg located on Lake Shore Road, near Big Tree Road, the old Sky Way Drive in. The new proposed plans dated November 1987 appears to meet the requirements for elevation according to the National Flood Insurance Program Community Panel # 360244-0005B effective date November 19, 1980. All the elevations of the building appear to meet within this criteria. The proposed 28 foot by 55 manufactured office will have 1540 square feet therefore, based on 29-19H one space for each 175 square feet of gross floor area will require 9 spaces. The building that is 82 feet by 60 feet contains 4,920 square feet divided by 175 equals 28 spaces. The proposed 67 by 90 maintenance and repair garage unfortunately I do not have the plans, but based on 29-119C gasoline stations public garage and repair garage principle or accessory three spaces for each service space. I don't know how many service space the building has. But, it appears that this whole area will be a parking lot because that is what it is built for. Most of them will be for trucks therefore I would recommend that you have at least three handicapped parking spaces on what is proposed.

I feel that this new proposed use is needed by the people of the Town of Hamburg instead of the eye sore that has been there for many years, this should be a real asset to the Town of Hamburg. When the plans are ready for the buildings I would appreciate reviewing them. If I can be of any more assistance, feel free to contact me.

Sincerely,

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

JJL/cac

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November 17, 1987

MEMO TO: PLANNING BOARD

FROM: PLANNING DEPT.

SUBJECT: Southtown's Auto Broker Site Plan
4890 South Park Avenue

This is the previous site of the H.C.K. furniture store and is zoned C-2 which permits a used car lot.

The display area is setback only 10 (ten) feet from the edge of the right-of-way and will require Zoning Board of Appeals approval. Curbing or concrete wheel stops will be needed along South Park and Southwestern.

Two of the existing driveways are located very close to the South Park Southwestern intersection and could create a traffic problem.

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ZONING PLANNING BOARD

SITE PLAN REVIEW

Town Attorney
JEAN PETERSON
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ROBERT A. MARS

RE: SOUTH TOWN AUTO BROKERS, 4890 SOUTH PARK AVENUE, HAMBURG,
N.Y.

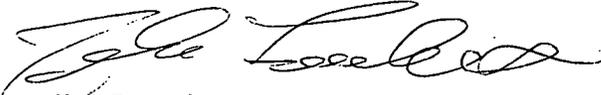
This proposed location of the former H.C.K. Furniture Store is zoned C-2 and a used car lot is permitted. Covered under 29-73A#2. Under 29-19B one space for each 700 square feet sales area within the building actually it is 1296 square feet therefore 2 parking spaces are required, plus five for customer parking and one space for two employees, total of eight. One of those spaces must be for the handicapped, which must be 12 foot 6 inches wide, by 18 feet long. Also, to be shown on the plans is a location of the parking lot lights a detail of the paving and a detail of the curbs, a detail of the detached sign and a detail of the attached sign.

The ten foot set back for the parking lot for the used car sales must be approved by the Zoning Board of Appeals. This should have a curb around the green area and grass planted in the green area. The 34 foot driveway on Southwestern Blvd., near the intersection of South Park should be removed, as it would be a fringe upon the traffic flow as well as cars parked in the parking lot. The same is for the 40 foot existing driveway on South Park Avenue at the intersection. Where the last parking space is to the corner should be all grass around the fire hydrant and around the pole sign. Curbs should be replaced around this green area so that no cars will be driving over the top of it. Some of the black top in this ten foot area should be removed so that we can have grass growing and low shrubs to dress up the property.

A ten foot parking is set back is also required for the customer parking off of Bayview Road. At this corner green grass should be shown to the north and east of the existing 30 foot driveway. This too should be in a grassed area with curbs placed along this line to prohibit parking at this intersection.

Hope this information is helpful to you, If I can be of any more assistance feel free to contact me.

Sincerely,


John J. Lauchert, C.P.C.A.
Building, Zoning & Plumber Inspector

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SITE PLAN REVIEW

TO: PLANNING BOARD

RE: CLIFFSIDE ESTATES, NORTHCREEK ROAD, SOUTHWESTERN BLVD.

I believe the restaurant seats approximately 60 people therefore 24 parking spaces are required, one being for the handicapped. The building should have letters or numbers on them that when my comments were addressed according to the present plan would be a lot easier to explain it to the Planning Board. Of course there are no utilities on the plan and it violates some set back requirements. I know they made application to the Zoning Board of Appeals.

I like 18 mile creek, it has been here for a long time, so have the trees. Make a choice, I feel that the ordinance is fair and just as far as set back from the top of the high bank, and these plans should reflect that. It is a lot easier to replant a tree than the value of one life. When a better set of plans are available I would appreciate reviewing them.

Sincerely,

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

JJL/cac

MEMO TO: PLANNING BOARD

FROM: PLANNING DEPT. - Grossman's expansion

Based on a parking requirement of 1 space for each 350 s.f. of space in the principle building, 101 spaces are needed. But, five parking spaces are too close to the Camp Road Right of Way.

How long will the storm water detention pond hold water? Should it be fenced.

A state driveway curb-cut permit will be need for the new driveway.