Town of Hamburg
Planning Board Minutes
11-29-89

The Town of Hamburg Planning Board met in regular session on Wednesday, November 29, 1989 at 7:30 p.m. in the Hamburg Town Hall. Those attending included: Chairman Richard Crandall, Vice-Chairman Elgin Cary, Secretary Gerard Koenig, Sandy Carnevale, Steve Strnad, Dennis Gaughan and David Phillips. Others attending included: George McKnight, Dan Gorman, Attorney, and Terry Dubey, Stenographer, and Councilman Mark Cavalcoli.

Minutes of the meeting of 11-15-89 were approved as amended by Mr. Phillips, seconded by Mr. Strnad. Carried.

Mobile Home Ordinance - Revision

Mr. McKnight noted that he has passed out copies of the ordinance on Mobile Home Courts. The ordinance was first developed in 1973. Mr. Crandall stated that he would like a committee set up to review ordinances from other areas. The Committee should review and then report back to the Planning Board. Committee will consist of 3 members; namely, Mr. Phillips, Mr. Koenig, and Attorney Dan Gorman. George McKnight is to give points of contact. The Department of State should also be contacted. Councilman Mark Cavalcoli noted that the Town Board should also receive a packet of information so that there is no duplication of materials. Residents of Roundtree pointed out that in the present mobile home parks, there are violations that are not being properly enforced, namely, such things as woodburning fireplaces, cords of wood being stacked outdoors, permanent structures being built such as family rooms, garages, sheds, etc. Also, there is no street lighting requirements in place, just carriage lights.

Mr. Phillips pointed out that the Planning Board has no enforcement powers, that is up to the Building Inspection Department. Also,it should be explored as to the matter of taxation and assessments. At the present time, a mobile home is considered personal property.

McKinley Mall - Landscaping Plan

A memo dated November 13th, was presented to the Board on the landscaping plan for the McKinley Mall. Two sets of drawings were presented. Approximately 100 four to five feet tall pine trees have been planted on the westerly side of McKinley Mall. There were also 100 trees planted on the east side of the mall in spring. The Zamias Corporation has complied with the request for landscaping. No action was taken on the part of the Planning Board--plans received and filed.

Preliminary Sketch of Subdivision known as Woodlands - Formerly Mrs. Pumphrey's property on Versailles Plank Road--Zoned R-2.

Mrs. Pumphrey's Property (continued)

Messrs. Cliff Krumm and Michael Brown of Pratt & Huth Associates appeared before the Planning Board with a preliminary sketch of a proposed 205 lot subdivision to be located on Versailles Plank road, north of Pine Lakes. They have provided a detention pond from sub-lots 18 thru 33, by which the homeowners would be responsible for the maintenance of the pond. They plan to build 193 singles with multiples facing on Versailles Plank Road. The units will have full basements. Mr. Crandall pointed out that he would like to see another drawing done with the clustering concept. Also, the residents would like to see some type of identification on the property so that they know where the site location is. Comments were received as follows:

Engineering - The subdivision name "Woodlands" has been used in the Town before and is not acceptable.
(2) Versailles Plank is a county road and should be labeled as such. Permission from the Erie County Highway Dept. is required for road access. (3) The area will be in the Wanakah Water District. (4) An extension of the Erie County Sewer District #2 will be required for sewer service. (5) All lot lines on a curve are to be radial. Label the lines as radial on the plan. (6) The minimum centerline radius on curves is 150'. Show the radii on the plan. (7) The name of the owner is to be shown. (8) The names of all owners adjacent to the parcel are to be added. Show the streets and sublots in the Pine Lakes Subdivision. (9) A street connecting to the Pine Lakes Subdivision near S.L. 67 is to be added. (10) Clarification of ownership and maintenance responsibility of the pond area is requested.

Planning - The area is zoned R-2 which allows both singles and doubles. Based on the proposed lot sizes, there will be 12 doubles facing Versailles and the rest of the lots will be for single family homes. All lots meet or exceed the minimum zoning requirements. With up to 217 proposed dwelling units, some public playground area should be provided. The Recreation Dept. is looking at this. The Conservation Advisory Board will be looking very closely at this proposal because of the heavy woods on the site. Normally, we ask for reverse frontage on our "exterior" roads. I'm not sure it is possible with this project.

Applicant to return with drawing showing clustering.

Keith Wojciechowski & Ronald Stachura - 3 lot Subdivision on Route 5 near Juno Drive

Messrs. Keith Wojciechowski and Ronald Stachura appeared before the Planning Board on a proposed 3 lot subdivision which is located on Route 5 near Juno Drive. They would like to place 2 single family dwelling units on 2 of the parcels with a 3rd to be

Wojciechowski & Stachura Subdivision (Continued)
Comments were received as follows:

Engineering - 1. The parcel is in the Wanakah Water District. A main extension will be required. 2. A drainage plan will be required. 3. A professional stamp is required on all plans.

Planning - Needed are: 1. Name for the subdivision. 2. Vicinity map. To schedule a public hearing, we need the following: 1. A legal description to be published as part of the legal notice. 2. A check to the Town for $75.00. 3. An environmental assessment.

Mr. Wojciechowski noted that he has submitted the Environmental Assessment.

Motion was made by Mr. Koenig, seconded by Mr. Phillips to accept the preliminary as presented and proceed to Public Hearing. Carried.

Special Use Permit for Day Care Center Community College

Mr. Crandall reported that Ms. Tresmond has made application thru the County Dept. as requested but that she is a ways away before coming back to the Planning Board. Matter is to be **Tabled.**

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

Linda Mason - Heritage Square Subdivision - McKinley Parkway

Mr. McKnight noted that Linda will appear at the next Planning Board meeting on December 13th as the revised drawings have not been completed as yet.

Bernard & DiSimone - Erie County Agricultural Center Building - Fairgrounds property

Messrs. Ben Bernard and Ken Kloeber appeared before the Planning Bd. on the proposed Agricultural Center Building which will be built on the fairgrounds property. This is a facility that will be used year round, and possibly for weekend events. A request was made that the parking area is to be paved. The parking area will accommodate 2400 cars, with 70 handicapped spaces to be designated. A concern was expressed about additional traffic. This building will replace some of the tents that are erected during fair time. The building will house some 280 concessionaires. The drawing is to be submitted to the Traffic Safety Board for their review. Mr. Bernard submitted the Environmental Assessment form. The question was also raised as to

Erie County Agricultural Bldg. Continued

whether this should be considered as a Type I action as there are 60 acres of land involved, and this segment takes in 32 acres. There is also a concern as to the archeological sensitivity of the Indian Kleis site which is closeby. A question of a public hearing was also raised. However, since this is Agricultural Society property, there is no need for a public hearing.

Engineering - 1. Parking areas for the center are to be paved. Provide a dust free pavement detail. 2. Existing and proposed elevations are required for all parking areas and the buildings. 3. Curbing is required around the landscape islands. Curbing or parking bumpers are to be added where parking areas end and lawn begins. 4. Additional catch basins are required for the parking areas. Provide pipe size, material, slope and all necessary elevations. 5. Design calculations for storm detention pond are required. 6. Show lighting locations in the parking areas.

Planning - The proposed building is far enough from right-of-way so that there should be no adverse impacts. Most of the existing parking at the Fairgrounds is on unpaved land. This facility will be used twelve months of the year and the parking areas should be paved. Also, a question has been raised as to whether a full Environmental Study should be done.

Motion was made by Mr. Phillips, seconded by Mr. Koenig to give a positive recommendation on the project, contingent upon implementation of changes as requested by the Building Inspector, Engineering, Conservation, and Traffic Safety Boards. Carried. Also, there should be a commitment made that if any artifacts are moved with the digging, all construction is to be stopped.

Artcraft Printing - Camp Road

Messrs. Ron Bugaj and Leach appeared before the Planning Board again on the proposed expansion of Artcraft Printing located on Camp Road. They received one variance from the Zoning Board but in layout out the expansion, Mr. Leach needs more room to move around by the equipment. Application has been made to the Zoning Board again for an additional 2' variance on the rear yard requirement.

Motion was made by Mr. Koenig, seconded by Mr. Phillips to forward a favorable recommendation for the variance to the Zoning Board of Appeals. Carried.

Letter from Mr. Guenther on Future Development

I speak only as a private individual and not for the League of Women Voters, Future Development Advisory Committee, or the Town Board who jointly sponsored the meeting last Tuesday, November 21st, on Creative Planning. But it is disappointing that only two

Letter continued

members of this Board found it convenient to see the Randall Arendt tape and particpate in the panel discussion following. This program was a condensation of a similar one presented in Ellenville last year and in Eden this September. It was brought to Hamburg particularly for your convenience and input. It was attended by planners from neighboring towns and the county, as well as by the general public. Your own Chairman was on the panel along with four other experts on the subject. It was hoped that this program would bring forth some new and unique ideas on Hamburg's development not only from the panel, but also from the general public.

It did--but you weren't there. And my concern extends beyond this one meeting. A number of Hamburg residents representing all areas of the Town donated many hours of their time these past five months on the Future Development Advisory Committee. Your Chairman has been active and praiseworthy in his leadership. His accomplishments have been outstanding and are on-going. Several of you also participated. Yet throughout all the public sessions, even at the final summation meeting, most of you weren't there. To my knowledge, only one other Board member has stood up in a public forum with your Chairman to defend your actions against growing criticism by Town residents. You have been publicly accused of "approving everything that comes down the pipe" a charge we know is not true, of course--but yet it remains the general perception in town. You feel insulated from the public by the Town Board, secure in the fact that they have the last word and the full responsibility. Yet the pressure you place on them is enormous. A Town Board member, has in fact, found it necessary to appear before you and call attention to the need for more deliberation and better review on your part. The recommendation he made for more site visitations is a valid one. We appreciate the knowledge and expertise of each one of you, and the deliberations you are giving on each case in recent weeks. Yet the decisions made here by you require a close rapprochement with all the Town residents. These decisions affect the future of the entire Town for years to come, and in particular the lives of the applicants and their neighbors who appear before you. It is a sobering responsibility which cannot be taken lightly, and we hope you merit the trust bestowed upon you. **Paul Guenther**

Mr. Phillips suggested that one evening be set aside for the Planning Board to review the tape. Mr. Cary also pointed out that in regard to the Councilman calling attention to on site inspection, Mr. Cavalcoli is the liasion to the Planning Board and this is his function. In the eight years that he has been on the board, he feels there has been vast improvement in this area. Mr. Crandall also noted that the liasion has been present for a great bulk of the meetings and when he is not present, has been in touch with the Planning Board Chairman at least twice a week on projects that are forthcoming. Mr. Carnevale also noted that the Planning

Board must stand on its own merit, barring criticism from the public. We must make decisions on what we feel, and with the best interests of all the residents of the Town. We must first listen, and then draw our own conclusions.

Complaint to be submitted to the Building Inspection Dept.

Mr. Phillips asked if a memo could be forwarded to the Building Inspection Dept. regarding the Checker Cab Site Plan near the Ford Motor Co. noting that the site is unsightly, with junk cars parked all over, and that the site is not being built according to the specifications of the site plan review process. Copy to be submitted to the Supervisor's office.

Letter of Abandonment from Ron Tills - Scranton -

Letter from Ron Tills was read at the Planning Board meeting regarding the abandonment between Grant and Lincoln. This memo should be forwarded to the Town Attorney's office as the Planning Board has no expertise in this area.

Salt Storage Building - Highway Dept.

Mr. McKnight informed the board that there is a proposal for a salt storage building to be located at the Nike Site for the Highway Dept. At the present time, the salt is being stored outdoors and is an environmental concern. The salt is not toxic but it has burned out the grass and is working itself into the stream.Also, Duke Spittler is to review the Environmental Assessment Form.

Input has been sought from the Recreation Director, Richard Tripp who has an overall development plan for the entire Nike site. This is to include lighted ball diamonds, a band shell, a fishing pond, and a picnic area. The Rotary is working on a fund raising activity to help with the costs involved.

Board members noted that the Planning Board and Town Board should be included in the over-all review process of what is being planned for the Nike site.

Correspondence:

1. Chairman Crandall noted that he is in receipt of Jack Gilbert's communication on Fencing in subdivisions.

2. Reviewed letter on Townhouse regulations.

3. Read letter from Mr. Wilson of Frontier High School relative to Master Builders.

4. Were advised of Traffic Safety Concerns relative to the

Correspondence (Continued)
expansion of Bell's Plaza.

Received J. Bosse's subdivision on Lakecrest and scheduled a time for preliminary sketch review on December 13th.

Received letter from E. Gonsiorek regarding Master Builders file.
Response to be submitted by G. McKnight.

Motion to adjourn the meeting was made by Mr. Phillips, seconded by Mr. Strnad. Carried.

Meeting adjourned at 11:00 p.m.

Respectfully submitted,

Gerard Koenig, Secretary
Planning Board

Next meeting date:

December 13, 1989
7:30 p.m.

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

November 27, 1989

To: The Planning Board

Re: Site Plan Review

PINE GROVE PARK
TOWNHOUSES

On November 21, I received a partial building plan and site plan (subdivision) of this proposed development, phase 1. I would like to know the status of the review by the Planning Board. I would also like to know if the storm drainage plan and the utility plan was reviewed by the Engineering Department.

Thank you.

Sincerely,

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

JJL/ls

cc: Engineering Department

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

November 27, 1989

To: The Planning Board

Re: Site Plan Review

THE AGRI CENTER
ERIE COUNTY AGRICULTURAL SOCIETY
ERIE COUNTY FAIRGROUNDS
HAMBURG

There appears to be plenty of parking for this new proposed building, since all of the Erie County Fair parking area is available for any event held in the Fairgrounds. There are more parking spaces than what is shown on the plan.

I would like to see the size of the water lines, sewer lines, storm drainage lines, and the gas main. I need details of the paving and the location of where this paving will take place. I need the location of the fire hydrants and the where the sprinkler connection will go into the building. I need the elevations of the buildings and parking lot. I need the size and elevation of receivers and the inverts of pipe.

The plans should conform to the Development Check List.

When more information is available, I will review.

Sincerely,

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

JJL/ls

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

November 30, 1989

Ms. Elizabeth Gonsiorek
4251 Robin Lane
Hamburg, New York 14075

Dear Ms. Gonsiorek:

Your letter was read and discussed at the Town of Hamburg Planning Board meeting last night. I was asked to respond to your request and explain that under the Freedom of Information Law, the procedure you must follow in the Town of Hamburg is to file your request on the proper form through the Hamburg Town Clerk's office.

Also, there is a $.25 a copy fee for every page Xeroxed.

Sincerely,

Town of Hamburg Planning Dept.

George McKnight, Director

GM:tad

Memo To: Jack Lauchert, Building Inspector

From: Planning Board

At the last Planning Board meeting, the discussion centered on the Checker Cab Taxi Service located near the Ford Plant. It appears that the site is not being built according to specifications and that the area looks like a junk dealer. Could you please investigate the matter and police the area.

Richard Crandall, Chairman
Planning Board

CC: Jack Quinn, Supervisor

Town of Hamburg

Legal Notice

Lakewind

Lake ~~W~~ind Woods Subdivision

Notice is hereby given that the Planning Board will hold a Public Hearing on Wednesday, December 13th, 1989 in the Hamburg Town Hall at 8:00 p.m. for the purpose of approving a 3 lot subdivision known as Lake Wind Woods.

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. 42, Township 9, Range 8 of the Holland Land Company's Survey, bounded and described as follows:-

BEGINNING at a point in the southeasterly line of Lakeshore Road, New York State Route No. 5, (formerly known as Walden Cliffs, -- Athol Springs Road) 239.55 feet southwesterly from the southerly line of Juno Drive as measured along the southwesterly line of Lakeshore Road, said point of beginning also being 657 feet southwesterly from the intersection of said southeasterly line of Walden Cliffs - Athol Springs Road with the westerly line of lands as shown on map filed in the Erie County Clerk's Office under Map Cover No. 1159; thence southeasterly at right angles 60.12 feet to a point in the westerly line of lands shown on Map Cover 2198; thence southerly along the west line of lands shown on Map Cover 2198 a distance of 525 feet to an iron set in the northerly line of a ten-foot wide drainage easement as shown on Map Cover 2198; thence westerly at an interior angle of 90° and along the northerly line of said aforementioned drainage easement 135 feet to a set iron; thence southerly at an interior angle of 90°, A DISTANCE OF 5 feet to a point in the center line of said aforementioned drainage easement; thench westerly at an interior angle of 90° and along the center line of said aforementioned drainage easement 55.76 feet to a set iron; thence northwesterly at an interior angle of 146°, 51', 58",

Continued-

and along said aforementioned drainage easement 180.07 feet to a point in the southwesterly line of Lakeshore Road; thence northeasterly at an interior angle of 90° and along the southwesterly line of Lakeshore Road, 40 feet; thence northwesterly at an interior angle of 90° and along the southwesterly line of Lakeshore Road 10 feet; thence northeasterly and along the southwesterly line of Lakeshore Road 508.28 feet to the point or place of beginning.

Richard Crandall, Chairman
Gerard Koenig, Secretary
Planning Board