

TOWN OF HAMBURG

PLANNING BOARD MINUTES

12-3-86

The Town of Hamburg Planning Board met in regular session on Wednesday, December 3rd in the Planning Board Room of Hamburg Town Hall.

Members attending included: Chairman G. Gerald Valgora, Messrs. R. Crandall, G. Danyluk, E. Cary, and Mrs. Sally Saunders. Others present included: George McKnight, Attorney Dan Gorman, and Terry Dubey, Stenographer. EXCUSED: D. Gaughan.

Minutes of the meeting of 11-12-86 were approved on motion by Mr. Danyluk, seconded by Mr. Cary. Carried.

PROFESSIONAL LAW OFFICE - SOUTHWESTERN BLVD. & LAKEVIEW ROAD.

Mr. Ron Bugaj, Architect, and Gus Fehrer appeared before the Planning Board with a revised site plan for a professional law office which is to be located on Southwestern Blvd. Comments were submitted by:

BUILDING INSPECTION - JACK LAUCHERT

Site plan should reflect elevations and locations of a new proposed septic system and detail of the sign proposed, as well as elevation of the building and parking lot. A stamp will be required on the site plan. Plan should also show barrier free for handicapped. Locations of gutters and downspouts should be indicated.

Motion was made by Mr. Crandall, seconded by Mr. Danyluk to approve the site plan as presented contingent upon Engineering and County Health Dept. approval on the septic system and drainage. Carried.

BOB SEGOOL - 3610 SOUTH PARK AVENUE - ZONED R-1

Mr. Bob Segool appeared before the Planning board for an information session on a proposed rezoning of a parcel of land located between Salem and East Frontier Drive. The rezoning would be for the first 500' of frontage for an office complex. Mr. Segool assembles electronic surveillance and alarm equipment for businesses. For shipping and handling, he would use a caravan, and no tractor trailers. The remaining parcel would be landscaped with pine trees so as not to intrude on the neighbors. The building would be 80' x 80'. Applicant was advised to go thru the rezoning process.

KEN NIGRO - WAREHOUSE AND OFFICE COMPLEX TURNED INTO APARTMENTS.

Mr. Ken Nigro appeared before the Planning Board with a change of use of a warehouse and office complex which has since been converted into six apartments. The site plan that was signed on 6-12-86 was reviewed as well as the resolution which stated that the approval given was for office and warehouse use and not apartments. Applicant was advised to draw up a new site plan.

PROPOSED DENTAL OFFICE FOR PETER CARR - ABBOTT RD. & OLYMPIC AVENUE

Mr. McKnight informed the board that Mr. Carr's son-in-law would like to build a dental office off Abbott and Olympic. Members advised Mr. McKnight that they would like to see a complete site plan drawn up.

REZONING REQUESTS

1. Request of Mr. Wycoki for a C-3 and R-2 zoning for property which he owns on Parker Road, 20A, and the Orchard Park line for office use. Recommendation to be submitted to the Town Board.

2. Request of John Bosse for N-C & R-4 zoning on property to the south of Greenfield Parkway. No change recommended until sewers are in place.

3. Request of Mrs. Vera Kaiser to cut back to lower density on property near Hallmark Apartments. To remain unchanged.

4. Request of resident on Boston State Road and Dorst Drive to commercial or apartments. To remain unchanged.

5. Request of Sherwood Sipprell for property on McKinley Parkway near Lewis Drive to R-2. Zoning of R-1 to remain.

6. Request of Mr. Bernick for transit district on McKinley Parkway. No change to be made.

Motion to adjourn the meeting to December 17th was made by Mr. Danyluk, seconded by Mrs. Saunders. Carried. Meeting adjourned at 10:20 p.m.

RESPECTFULLY SUBMITTED,

GEORGE DANYLUK, SECRETARY

NEXT MEETING
DEC. 17, 1986

TOWN OF HAMBURG
PLANNING BOARD MINUTES

12/17/86

The Town of Hamburg Planning Board met in regular session on Wednesday, December 17th, 1986 in the Planning Board Room of Hamburg Town Hall.

Members attending included:

Vice-Chairman: Richard Crandall
Members: George Danyluk
Sally Saunders
Elgin Cary
Daniel Gorman, Esq.

Others present included: George McKnight, Director of Planning
Christie Smith, Stenographer

Absent: Dennis Gaughan, Tom Corcorran G. Gerald Valgora

The next scheduled meeting of the Town of Hamburg Planning Board is scheduled for Wednesday, January 14, 1987.

The minutes of the Planning Board meeting of 11/12/86 were approved on motion by Sally Saunders, seconded by Elgin Cary. CARRIED.

STRUCK PROPERTY ON SOUTHWESTERN BOULEVARD

Rezoning request for a restaurant made by Ron Tills.

Mr. Ron Tills requested a pro or con recommendation from the Planning Board as to the rezoning of Mrs. Struck's property on Southwestern Boulevard, for his client, Mr. Nerni and his partner. Mr. Tills wanted to meet with the Planning Board before a formal rezoning request was made. If the Planning Board agrees with this general concept of a restaurant, then his client will file a rezoning application.

Mr. Nerni stated that the size of the restaurant which he is presently having the plans developed for is 70' x 125'. Mr. Tills stated that the clientele which they wish to cater to ranges from 25-45 years of age. They are planning on having a full restaurant with liquor license and they are anticipating a substantial expenditure. The land is presently vacant.

George McKnight requested the present zoning in Orchard Park at the Town line from Mr. Tills, and there was an assumption of a commercial zoning. George McKnight stated that the present zoning of the area is C3 and he noted that the restaurant requires a C2 or C1 zoning. He recommended a C1 zoning for the area in question in order to maintain tighter control, and he also stated that the rezoning should not extend all the way to Sheldon Road, but only be for the area in question for the restaurant.

Mr. Nerni has not filed for rezoning at the present time. He and his partner do have a present architect.

The Board members agreed that this would be an excellent use for the vacant land. They requested a site plan for the record, as well as the prepared plans, site plan, and a facade sketch of the exterior of the restaurant for the public hearing.

CREEKSIDE ESTATES

Paul O'Neill on the Mobile Home Park

Mr. O'Neill stated that there were minor changes since Creekside Estates last meeting with the Planning Board. They purchased an additional piece of property, and made a minor change in the road making it a loop rather than a culdesac.

The Board agreed that the purchase of the property and the road change were sufficient, but George McKnight recommends that the 2nd bridge be initially installed so that Block A will not be isolated without any exit. The reason for this request is for necessary evacuation in case of a disaster or emergency.

Mr. O'Neill would like approval of the Planning Board so that he can continue on with the designing of Block A or Block B. The Board would like to look at Block A and B as a whole. Mr. O'Neill stated that he would provide a more precise layout for the Planning Board.

Mr. McKnight would like the Big Tree Fire Department to see the layout to determine if the right of way and turns will be too difficult for rescue vehicles in the area. The owner noted that the turns and radius' are much larger than before due to the need to get larger units through.

Mr. O'Neill questioned Mr. John Lauchert's recent correspondence with regard to Block B Sublot 1,2,3,4,5,7,8, being nonconforming to 30A-8C (1c). Mr. John Lauchert responded that the mobile home unit must be at least 25' from the lot line, and that he noted this in the letter so that Creekside Estates would be very careful as they begin laying the units on those lots.

Mr. McKnight requested a final site plan with full measurements, as well as 6 copies so that the fire department and other agencies may review them and make their recommendations.

MT. VERNON PRESS

Rt. 5 & 7th Street Woodlawn - for a new office plan
Jim Lockwood - the owner of Mt. Vernon Press

Mr. Lockwood stated that his business performs printing for other print shops and occasionally some walk in printing. The employees consist of Mr. Lockwood, his wife, and one part time man who does art layouts. Mr. Lockwood presently rents property across the street and has purchased the house on the Hamburg Turnpike and 7th Avenue to run his business in. His closing date is December 31st and he is planning on moving in that same day.

Mr. McKnight stated that the area on both sides of the street is zoned C2 and therefore his business would be allowed, but that Mr.

Lockwood's problem includes transforming a residential home to a business. The Board also noted a parking space problem.

Mr. Lockwood's long term expansion is to place the print shop on the first floor and in the basement, and he would like the upstairs to continue to maintain residents. He would also like to expand to letterset eventually, as well as continue the offset.

The new zoning did not propose a problem since the neighborhood commercial businesses have both commercial use with upstairs residents and this zoning is in all the Woodlawn area.

The major problem is the parking. The Board noted that Mr. Lockwood must go to the Zoning Board of Appeals in order to be granted relief and in order to have parking permitted in the street area. They also stated that the legally required number of parking spaces must be determined. If there is an upstairs apartment, 2 parking spaces are required for each apartment. An estimated number of required parking spaces was made by the Planning Board - 5, but 2 can be in the garage. Mr. Lockwood was informed that the Zoning Board of Appeals will not be meeting until January and he must go to this Board immediately in order to get Zoning Board Approval and to be on the agenda. He was also informed of the Zoning Board of Appeals procedures for filing, and informed that preliminary layout work is required to determine distance from the lot line.

Mr. Crandall made Mr. Lockwood aware of possible future problems which he may encounter, especially with handicapped access and signs. Mr. Lockwood stated that he plans on placing a sign only on the door of the residence using paint, and he is planning on adding a ramp to the door for handicapped access.

Mr. Elgin Cary motioned that the Planning Board reject the proposal with favorable recommendation when George McKnight makes the final parking determination for the Zoning Board of Appeals. Seconded by George Danyluk. CARRIED.

The meeting was adjourned at 9:00 P.M. on the motion by George Danyluk and seconded by Sally Saunders. CARRIED.

The Chairman noted that NO SHOWS were from Ken Nigro on the Apartments on Big Tree Road, and Peter Carr on the Professional Office for a Dental Office for Peter Schrier.

RESPECTFULLY SUBMITTED,

GEORGE DANYLUK, SECRETARY

GED/cms

TOWN OF HAMBURG PLANNING BOARD AGENDA

DATE: 12-17-86

TIME	NAME	PURPOSE
7:30	EXECUTIVE MEETING	
8:00	RON TILLS STRUCK PROPERTY ON S.W. BLVD.	REZONING REQUEST - RESTAURANT
8:20	PAUL O'NEILL CREEKSIDE ESTATES	MOBILE HOME PARK
8:40	KEN NIGRO APARTMENTS ON BIG TREE RD.	
9:00	PETER CARR PROFESSIONAL OFFICE	DENTAL OFFICE PETER SHCRIER
9:20		
9:40		
10:00		

Approval of Minutes