

TOWN OF HAMBURG PLANNING BOARD MINUTES

1-14-76

ACTIONS TAKEN:

WILLIAM MILLER
JACK BECKER,
HODGSON BECKER & OLDS

OPTION TO PURCHASE PROPERTY
ON LAKEVIEW ROAD. DISCUSS
USE OF PROPERTY.

EUGENE HOCK
LAKEVIEW ROAD

DISCUSS DEVELOPMENT OF
PROPERTY.

CONTRACTORS ORNAMENTAL STEEL
4979 LAKE AVENUE

CONOR STRUCTURAL STEEL CORP.
PURCHASING PROPERTY.
ACCEPTABLE USE.

WATERFALL VILLAGE
NELSON KEEM

HOWARD ROAD
PART III & IV.

VICTOR LIBERATORE
McKINLEY PARKWAY

DISCUSS USE OF PROPERTY
AND POSSIBLE RE-ZONING.

PENDING ITEMS:

Big Tree Wesleyan Church - 4171 Fairview Parkway
Revised Site Plan must be submitted.

Dicky's Donuts - Lake Shore Road, Woodlawn
Revised Site Plan must be submitted.

TABLED ITEMS:

Robert Loomis - Mobile Camping Park, Milestrip Road.

TOWN OF HAMBURG PLANNING BOARD

1-14-76

The Town of Hamburg Planning Board members met in regular session on Wednesday, 1-14-76 at 7:30 p.m. Board members voted in the following officers: Eugene Recla, Chairman
Karen Sherwood, Vice-Chairman
Arthur Will, Secretary

The Town Board appointed the following new members to the Planning Board at their Organizational Meeting of 1-5-76:

Donald Cook
John McKenna.

Presiding at the meeting of 1-14-76 was Chairman Recla; others present were Mrs. Sherwood, Mr. Will, Mrs. Howes, Mr. Corcoran, Mr. Cook, Mr. McKenna, Attorney Benzinger, Consultant Dawson, Building Inspector Lauchert, Councilman Schlehr and Mrs. Beale, Stenographer.

Minutes of the meeting of 12-10-75 were approved on motion made by Mr. Will; seconded by Mrs. Howes. Motion carried.

WILLIAM MILLER - LAKEVIEW ROAD

Mr. Jack Becker of Hodgson, Becker & Olds appeared before the Board with his client Mr. William Miller and informed the Board Mr. Miller is interested in purchasing 9½ acres on Lakeview Road located west of Turtle's Nursery with frontage on both New Lakeview Road and Lakeview Road. Mr. Becker stated Mr. Miller will eventually erect a single-family dwelling on this property and also a greenhouse as Mr. Miller is in the nursery business and they are before the Board to make sure this is an acceptable use. Mr. Becker also stated this will be strictly a wholesale operation.

The Board discussed the above and determined this is an acceptable use at this location.

GENE HOCK - LAKEVIEW ROAD

Mr. Hock was not present, therefore, Chairman Recla requested Building Inspector Jack Lauchert contact Mr. Hock and inform him of the next Planning Board meeting.

CONTRACTORS ORNAMENTAL STEEL CO. - 4979 LAKE AVENUE

Mr. Leonard London, Mr. Ed Berlin and Mr. Robert Westley appeared before the Board and informed the Board they represent Conor Structural Steel Company which is a New York State Corporation whose primary business will be to fabricate structural steel for the construction industry. They are purchasing the property that is now owned by Pro-Pipe and requested this appearance before the Board to explain their operation and see that this use is acceptable.

CONTRACTORS ORNAMENTAL STEEL CO., 4979 LAKE AVENUE - Cont'd.:

Mr. Berlin informed the Board they have another location on Seneca Street and welcomed Board members to inspect this operation. They also informed the Board this business is one that has little or no significant amount of pollutants either entering into the atmosphere or into the sewage system.

The Board determined this is an acceptable use as this property is Zoned Light Industry.

Mr. Donald Cook questioned an existing house on the premises and was informed this house will probably be torn down.

WATERFALL VILLAGE - HOWARD ROAD

Mr. Nelson Keem and Mr. Lee Berger appeared before the Board and presented a sketch showing Part I thru Part IV of the Mobile Home Park and discussed their plans for development of same.

The portion labeled Part III and Part IV on the plan submitted was recently re-zoned to permit an extension of the Mobile Home Park and Mr. Keem informed the Board a reduced plan will be submitted. Mr. Lauchert, Building Inspector gave Mr. Keem a copy of the Development Check List which is to be followed in order to submit a Site Plan acceptable to the specifications of the Planning Board.

VICTOR LIBERATORE - MCKINLEY PARKWAY

Mr. Victor Liberatore appeared before the Board and discussed in detail his plans for property he owns on McKinley Parkway. He informed the Board he owns 62 sub lots on McKinley Parkway and is still very interested in constructing banquet facilities and feels this is an ideal location and would benefit the Town as well as himself.

Chairman Recla informed Mr. Liberatore the Board will discuss the use of this property at the sub-committee meeting on Wednesday, January 21, 1976 and will inform him of their decision.

SITE PLAN REVIEW

Building Inspector Jack Lauchert submitted the following revised Site Plan's: VFW Post #1419, Lakeview Road; Wayfarers Lodge, Rogers Road and E. P. Kirst & Sons, Inc., 5727 South Park Avenue. As each plan had been revised as per the Board's specifications, Chairman Recla signed the above three Site Plan's.

The Site Plan submitted for the Big Tree Wesleyan Church on Fairview Parkway did not conform to engineering specifications set forth by the Planning Board, therefore, letter sent to Reverend Black requesting revised Site Plan showing location of proposed parking, location of driveways and stating Site Plan must be stamped and signed by an architect or engineer.

DICKY'S DONUTS - LAKE SHORE ROAD, WOODLAWN

The Site Plan covering the above was submitted to New York State Department of Transportation for their comments which were as follows: 1. "The proposal basically conforms with current practices. I have indicated on the attached plan our minimum requirements to control access and some additional details which must be included to make this proposal completely acceptable. 2. Drainage will not affect the State system. 3. The sanitary sewer connection may be a problem. There is not sufficient information on the site plan to comment at this time. We suggest that the owner contact us to discuss his proposals prior to hiring a contractor. 4. A permit will be required and we will recommend a performance bond for a minimum of \$1000.00 Refer any questions to 649-2157. J. M. Galvin, Assistant Resident Engineer South Erie County."

Traffic Safety Board: "Is in agreement with DOT that subject driveway is too wide. If take-out doughnut store, parking is adequate, if used as a restaurant more parking should be provided. Elma Pemberton, Secretary, Hamburg Traffic Safety Board."

Town of Hamburg Engineering Department: "Arrangements for sanitary sewer service for this installation should be made with the Woodlawn Sewer District. Also approval for driveways, drainage etc. should be obtained from NYS DOT. William R. Harris, P.E., Town Engineer."

Mr. Harold Weismore will be contacted by Building Inspector Jack Lauchert and informed of the above comments and recommendations and advised to submit a revised Site Plan.

OTHER ITEMS:

Building Inspector Jack Lauchert informed the Board the New York State Electric & Gas Corporation have applied for a building permit for an addition to the existing building on South Park Avenue. The Plot Plan covering the above was approved in July of 1975.

Mr. Lauchert also discussed the Zoning Code and the time-table for completion of the revision of the Code. A recent newspaper article was discussed which stated any codes or laws adopted after June 1, 1976 require an environmental impact study as per the state's new Environmental Quality Review Act. Chairman Recla stated the Board expects to have the revised Zoning Code to the Town Board by the middle of March 1976.

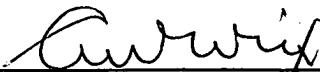
Chairman Recla read letter dated 1-6-76 from Chief of Police Robert G. Williams re Off Track Betting on Lake Shore Road, Woodlawn: "I would like to protest the parking at the Off Track Betting on Route 5 and Lakeview Avenue in Woodlawn. Cars are parking on the sidewalk on Lakeview Avenue and on Route 5 making it difficult for pedestrians. The police have issued summons and in some instances have been critized for doing their job." Building Inspector Lauchert informed the Board he has contacted Mr. Gleason, owner/operator of

OTHER ITEMS - Cont'd.:

Off Track Betting and Mr. Gleason will install temporary barriers until final blacktopping and curbing is completed in the spring.

The Association of Towns meeting to be held in February was discussed and any member of the Planning Board interested in attending this meeting must get their reservations in as soon as possible.

Motion was made by Mr. Will to adjourn the meeting at 11:05 P.M., seconded by Mrs. Howes. Carried.



ARTHUR WILL, SECRETARY
TOWN OF HAMBURG PLANNING BOARD

Next regular meeting: 1/28/75 - 7:30 P.M.