

TOWN OF HAMBURG PLANNING BOARD MINUTES

2/11/76

ACTIONS TAKEN:

FERDINAND GARCIA
120 LINDEN AVENUE

RE-ZONING APPLICATION
TABLED 1-28-76 for
ON-SIGHT-INSPECTION.
LETTER SENT TO TOWN BOARD.

WATERFALL VILLAGE
MOBILE HOME PARK
HOWARD ROAD

SUBMITTED SITE PLAN
PART III AND IV
SENT TO APPROPRIATE
BOARD'S FOR COMMENTS.

BIG TREE WESLEYAN CHURCH
REVEREND BLACK
4171 FAIRVIEW PARKWAY

SUBMITTED SITE PLAN.
DOES NOT MEET SITE PLAN
PROCEDURE & STANDARDS.

DISCUSS:

REVIEW OF LAND USE PLAN
EUGENE HOCK PROPERTY
KELLY PROPERTY
HAROLD MONCKTON PROPERTY
MARSHALL BLACK PROPERTY

LAKEVIEW ROAD
LAKEVIEW ROAD
LAKEVIEW ROAD
LAKEVIEW ROAD

HANNON REAL ESTATE PROPERTY

McKINLEY PKWY. & LAKE
ACCESS FROM McKINLEY ONLY
APPROXIMATELY 20 ACRES

VICTOR LIBERATORE

McKINLEY PARKWAY

DEVELOP REGULATIONS

KOA
Kampgrounds of America

TABLED ITEMS:

Robert Loomis - Mobile Camping Park, Milestrip Road.

TOWN OF HAMBURG PLANNING BOARD

2/11/76

The Town of Hamburg Planning Board met in regular session on Wednesday, 2/11/76 at 7:30 p.m. Presiding was Vice-Chairman Mrs. Sherwood and others present were Mr. Will, Mrs. Howes, Mr. Corcoran, Mr. McKenna; Attorney Benzinger, Building Inspector Lauchert, Councilman Paul Schlehr and Mrs. Beale, stenographer. Absent: Chairman Recla and Mr. Cook.

Motion was made by Mr. Corcoran to approve the minutes of the meeting of 1/28/76; seconded by Mrs. Howes. Motion carried.

Vice-Chairman Karen Sherwood opened the public meeting at 8:00 p.m. and as there were no applicants to appear before the Board, after the motion had been made approving the minutes of the previous meeting; motion was made by Mrs. Howes to adjourn the public meeting, seconded by Mr. Corcoran. Motion carried.

Consultant Dawson submitted to the members present additional text for the proposed Zoning Ordinance: Article XXVII - Site Plan Review.

RE-ZONING APPLICATION:

FERDINAND GARCIA covering property at 120 Linden Avenue, 60' south of Tracy Avenue, from R-4 to Highway Commercial.

The Planning Board discussed this re-zoning application and Consultant Dawson recommended to the Board that since the Land Use Plan calls for General Industry Zoning, they recommend to the Town Board rezoning the entire R-4 area to General Industry.

After further discussion of this re-zoning application, motion was made by Mr. Will, seconded by Mr. McKenna to recommend to the Town Board denial of the re-zoning of 120 Linden Avenue to Highway Commercial as this is an inappropriate zone, is in a secluded area and the Land Use Plan proposes General Industry Zoning. Motion was carried.

The Planning Board recommended to the Town Board re-zoning the entire R-4 area to General Industry as this will conform to the Land Use Plan.

WATERFALL VILLAGE MOBILE HOME PARK - HOWARD ROAD

Building Inspector Jack Lauchert submitted to the Board Site Plan covering Part III and IV of the above development.

Copy of the Site Plan submitted to the Traffic Safety Board, Environmental Board and Lake Shore Volunteer Fire Department for their comments and recommendations. Lake Shore Fire Department was asked to check to see if part of this development runs into

WATERFALL VILLAGE MOBILE HOME PARK - Cont'd.:

Big Tree Volunteer Fire Department territory and, if so, to submit the Site Plan to them for their comments. Requested comments be returned to the Building Department by February 24, 1976.

BIG TREE WESLEYAN CHURCH - FAIRVIEW PARKWAY

Site Plan covering the above was reviewed by the Planning Board. The Board requested a letter be sent to Reverend Black informing him the Site Plan does not meet site plan procedure and standards in the Zoning Code: § 29-25, E (c) - "layout of existing and proposed off-street-parking areas must show the details of aisles, driveways, walkways and each parking space." Letter sent to Reverend Black on 2/12/76.

OTHER ITEMS:

Building Inspector Jack Lauchert informed the Board when reviewing zoning changes in the Land Use Plan, Hannon Real Estate Company owns property off McKinley Parkway and Lake Avenue, approximately 450' back from McKinley Parkway, 250' deep, approximately 20 acres with access off McKinley Parkway (two right-of-ways). Hannon Real Estate is interested in developing this property for a Mobile Home Park.

Harold Monckton property and Marshall Black property on Lakeview Road was again discussed. Eugene Hock property and Kelly property on Lakeview Road was discussed and Consultant Dawson recommends creating a small business district around the Village Disposal Plant on both sides of Lakeview Road.

Victor Liberatore property on McKinley Parkway was discussed and Consultant Dawson does not recommend business zoning in this area; does recommend changing from low density, single-family to mixed density (orange-as shown on Land Use Plan). Some of the Board members feel this should be zoned business with a strip zoned Residential-Restricted Business between the Liberatore property and the business zone at seven-corners; other members did not agree with zoning the Liberatore property for business. No decision was made on the Liberatore property on McKinley Parkway and will be discussed at the next meeting.

Building Inspector Lauchert noted that in revising the Land Use Plan, the Mt. Vernon Plaza is shown incorrectly on the present map and should be changed when the Land Use Plan is revised. Also, strip east of McKinley and south of Mile Strip now shown in yellow should be changed to orange. Also, requested the Board discuss zoning classification for KOA type development.

Attorney Benzinger suggested the Planning Board meet with the Town Board to discuss zoning changes in revising the Land Use Plan.

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

The sub-committee will hold a meeting on Wednesday evening, February 18, 1976 at 7:30 p.m. at Hamburg Town Hall.



ARTHUR WILL, SECRETARY
TOWN OF HAMBURG PLANNING BOARD

Next regular meeting: 2/25/76 - 7:30 p.m.