

TOWN OF HAMBURG PLANNING BOARD MINUTES

2-12-75

ACTIONS TAKEN

BURGER KING  
CAMP ROAD

Site Plan Review  
Re: entrance-exit.

ROUNDTREE VILLAGE  
HOWARD ROAD

Sketch Plan.  
Must comply with Article  
VI, Plat Requirements  
Subdivision Regulations.

LEONARD PRIOLETTE  
LAKE SHORE ROAD

Nonconforming lot and  
building; apply to Zoning  
Board of Appeals.

REZONING APPLICATIONS

WALNOR REALTY CORP.  
CAMP ROAD & NYS THRUWAY  
R-F - Highway Commercial

Tabled for on-sight-  
inspection.

FRANK'S PRODUCE DELIVERY, INC.  
1770 BAYVIEW ROAD  
R-F to Highway Commercial

Tabled for on-sight-  
inspection.

TABLED ITEMS

John Bosse - Tim Tam Meadows, Milestrip, Horton & Neff  
Robert Loomis - Mobile Camping Park, Milestrip Road

PENDING ITEMS

Anthony Castiglia - Surfside Pizzeria, Lake Shore Road  
Pony Post - Abbott Road and Willet.

TOWN OF HAMBURG PLANNING BOARD MINUTES

2-12-75

The Town of Hamburg Planning Board members met in regular session on Wednesday, 2-12-75 at 7:30 p.m. Presiding was Chairman Weinheimer and others present were Mr. Will, Mr. Recla, Mr. Schlehr, Mrs. Sherwood, Mrs. Howes, Consultant Dawson, Mr. Harris, Town Engineer and Mrs. Beale, stenographer. Attorney Benzinger and Building Inspector Lauchert were absent because of attending the Association of Towns Meeting in New York City. Mr. Sipprell was absent.

Minutes of the meeting of 1-29-75 were approved on motion by Mr. Will; seconded by Mr. Schlehr.

BURGER KING - CAMP ROAD AND SCRANTON ROAD

Mr. William Regan of Fudeman and Renaldo appeared before the Board with Mr. Renaldo and Mr. Regan explained that they are now requesting an entrance only on the easterly side of the Burger King property and the openings at the rear of the building into the parking lot would be exits only. They feel this will create an improved traffic flow for customers.

After extensive discussion of the above, Chairman Weinheimer suggested that the easterly side be completely opened up starting at a point 50' back from the right-of-way on the southeasterly corner of the lot and plantings within the 50' area. The existing parking spaces shown on the easterly line will have to be moved over to the walk area on the easterly side of the building. It was discussed and agreed this would create an improved traffic flow within the lot of Burger King.

Motion was made by Mr. Will to advise applicant to submit a new Site Plan showing a 50' area with plantings starting at the right-of-way from Camp Road on the easterly line back 50', remove curb and grass area from this point back to rear lot line and move existing parking spaces over to walk area on easterly side of building; seconded by Mr. Schlehr.

ROUNDTREE VILLAGE - HOWARD ROAD

Mr. Michael Archangel and Attorney Donald McKenna appeared before the Board regarding Phase I of the above mentioned subdivision and presented a sketch plan.

The Board advised applicants they must comply with Plat Requirements § 31-25. Sketch plat, page 3124 Subdivision Regulations Chapter 31 from the Code of the Town of Hamburg.

In discussion of the above mentioned sketch, the Board requests three (3) 70' stubs to be provided for future connection to Howard Road and to provide for future access north and south of this property; also requested a change in street lay-out, both of which were marked in red on the sketch. A minimum of 15 acres is necessary for park area.

ROUNDTREE VILLAGE - HOWARD ROAD - Cont'd.:

Attorney McKenna advised the Board they are not interested in receiving approval of the R-M portion of the sketch. Mr. Arthur Lewin advised the Board they are not apartment builders and this R-M portion will be built by someone else.

Mr. Archangel had informed the Board that Phase I consists of approximately 38 acres with 76 singles and 26 doubles to be constructed. The total acreage of the subdivision is 136 acres; total singles - 300, total doubles - 103. Based on these figures, the Board noted that a minimum of 15 acres is necessary for park area.

Communication was sent to Alan Greenfield, Recreation Department re active and passive recreation, asking for input from their department.

LEONARD PRIOLETTE - LAKE SHORE ROAD

Mr. Leonard Priolette appeared before the Board and advised the Board he wishes to enlarge his existing drug store, plus use the Marine Bank building next door and possibly attach same to his present building. Mr. Priolette advised the Board the owner of this property will not sell same but will lease the building to him. Chairman Weinheimer advised Mr. Priolette the Planning Board can not allow the use of this building. Minutes from the Zoning Board of Appeals meeting of 2-20-68 were read: "Motion was made that the application of Marine Trust to enlarge a frame one story structure with 3 ply built up roof, to be used as a Bank be approved and variance granted and that a permit be granted to erect a temporary shelter for one year also a letter is to be submitted stating that they will remove the temporary building when the permanent building is erected". It was also noted that Marine Midland appeared before the Zoning Board on 2-4-75 for permission to remodel existing Texaco Service Station at S.5610 Lake Shore Road for a bank building. The Zoning Board granted the necessary variances on the condition that Marine Midland remove any structure at the present location for which they received a Temporary Permit which has expired, within 60 days of issuance of the Certificate of Occupancy on building at S.5610 Lake Shore Road.

Chairman Weinheimer advised Mr. Priolette since he does not own the adjoining property, he could not request a variance on same. Mr. Priolette is requesting permission to put an addition on his building at 5596 Lake Shore Road and was advised to make application to the Zoning Board of Appeals as the present building and lot are nonconforming.

Motion was made by Mr. Schlehr to deny this application with a favorable recommendation from the Planning Board; seconded by Mr. Recla. Carried.

LAUB SUBDIVISION - DURHAM ROAD

The Public Hearing covering the above subdivision was held at the Planning Board meeting of 1-29-75.

Motion was made by Mrs. Sherwood to approve the plans for the Laub Subdivision; seconded by Mrs. Howes. Carried.

SITE PLAN APPROVALS:MARINE MIDLAND BANK - LAKEWOOD & LAKE SHORE ROAD

Marine Midland Bank was granted a variance of 17'6" on the south side yard setback (Lakewood Avenue side) and a variance of 10'5" in rear yard setback on the condition that they remove any structure at the present Wanakah Branch for which they received a Temporary Permit which has expired, within 60 days of issuance of the Certificate of Occupancy on building at S.5610 Lake Shore Road; granted at the Zoning Board of Appeals meeting of 2-4-75.

Motion was made to approve the Site Plan for Marine Midland Bank at S.5610 Lake Shore Road by Mr. Recla; seconded by Mr. Will. Carried.

JAY MILLIGAN - 1901 PLEASANT AVENUE

Because of an error on the original survey, the Zoning Board of Appeals modified their original variance and on 2-4-75 granted a 9' variance in front yard setback as well as the 5' variance granted in rear yard setback, granted on 1-7-75,

Motion was made to approve the Site Plan for Jay Milligan, 1901 Pleasant Avenue by Mrs. Howes; seconded by Mrs. Sherwood. Carried.

KENNETH NIGRO - MCKINLEY PARKWAY

The Zoning Board of Appeals accepted the Site Plan presented at the meeting of 2-4-75 with the understanding that Mr. Nigro will install the post and rail fencing on his property on the Sheldon Road side around the cul-de-sac (posts to be no more than 8' apart) and the portion that was driveway from Sheldon Road is to be grassed in.

Motion was made to approve the Site Plan for Kenneth Nigro, McKinley Parkway by Mr. Will; seconded by Mr. Recla. Carried.

AL CONTE - 4889 LAKE AVENUE

Site Plan for proposed addition submitted and approved; motion made by Mrs. Sherwood; seconded by Mrs. Howes. Carried. The Zoning Board of Appeals on 12-3-74 granted a 7' variance in setback on the east lot line which adjoins the railroad.

REZONING APPLICATIONS

WALNOR REALTY CORP., WALTER STEFFAN, HAMBURG, N.Y.  
Camp Road near N. Y. State Thruway  
R-F to Highway Commercial

The above rezoning application was referred by the Town Board.

Motion was made by Mr. Schlehr to table same until an on-sight-inspection can be made by Board members; seconded by Mr. Will. Carried.

FRANK'S PRODUCE DELIVERY, INC., 1770 BAYVIEW ROAD  
1770 Bayview Road east of McKinley Parkway  
98' frontage north side of Bayview, approximately 1500 feet east of McKinley  
R-F to Highway Commercial

The above rezoning application was referred by the Town Board.


Motion was made by Mr. Schlehr to table same until an on-sight-inspection can be made by Board members; seconded by Mr. Will. Carried.

CORRESPONDENCE

Copy of letter received from Supervisor Fallon written to Hamburg Traffic Safety Board from A. F. Mallette, Regional Traffic Engineer, N. Y. State Department of Transportation dated 1-23-75 regarding conditions at the intersection of Walbridge Drive and Route 5 in the Town of Hamburg, read by Chairman Weinheimer.

Memo sent to Town Board re East - West Route, Camp Road to South Park Avenue asking they request a base line survey be done by Engineering Department.

Meeting adjourned at 11:45 p.m.

  
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Karen Sherwood, Secretary  
Town of Hamburg Planning Board

Next regular meeting: 2-26-75