

Legal Notice
Town of Hamburg Planning Board
Meeting - February 15, 2006

The Town of Hamburg Planning Board will meet for a regular meeting on Wednesday, February 15, 2006 at 7:30 p.m. in Room 7B of Hamburg Town Hall to review the following applications:

1. Eagan 2 lot Subdivision - Heltz Road - Public Hearing - 7:30 p.m.
2. Hamburg Village Line 2 lot subdivision (Strawski) Lakeview Rd. 7:45 p.m.
& site plan approval for contracting business.
3. First Niagara Bank - Lake Shore Rd.
4. Ridgefield Subdivision - Tom Tasseff - Off East Eden Rd.
5. Bohem 2 lot Subdivision - Lake Shore & Milford
6. Advanced Auto Electronics - Big Tree & Southwestern Blvd.
7. Tim Horton's ATM Kiosk - Lake Shore & Big Tree Rd.

G. Koenig, Chairman
Paul Eustace, Secretary
Planning Board

Dated: 2-1-06

**Town of Hamburg Planning Board Meeting
February 15th, 2006 - Actions Taken**

**Eagan 2 lot Subdivision
Heltz Road**

Approved Preliminary

**Hamburg Village Line 2
lot Subdivision - Lakeview Rd.**

Approved 2 lot subdivision

**Highland Acres - Contracting
Business - Lakeview Rd.**

Approved contingent on Engineering

**Bohen 2 lot Subdivision
Lake Shore & Milford**

Forwarded to ZBA with no recommendation

**Advanced Electronics
Big Tree Road**

**Tabled. Variances granted from ZBA at
February meeting.**

**Tim Horton's M&T Kiosk
Lake Shore Road**

Tabled for DOT input on curb cut

**McKinley Commons
Benderson Development**

Approved site plan for 10,000 s.f. bldg.

**Town of Hamburg
Planning Board Meeting
February 15, 2006**

The Town of Hamburg Planning Board met for a regular session on Wednesday, February 15th, 2006 in Room 7B of Hamburg Town Hall. Those attending included: Chairman Gerard Koenig, Secretary Paul Eustace, Steve McCabe, Richard Taber, Sasha Yerkovich, Karen Rogers. Others attending included: Rick Lardo, Drew Reilly, Attorney Don McKenna, Atty. Michael Fruth, and Terry Dubey, Stenographer.

Excused: David Phillips

Eagan 2 Lot Subdivision - Heltz Road

Secretary Eustace read the following Legal Notice of Public Hearing:

**TOWN OF HAMBURG
PLANNING BOARD
LEGAL NOTICE
EGAN 2 LOT SUBDIVISION
6335 HELTZ ROAD**

Notice is hereby given that the Town of Hamburg Planning Board will conduct a Public Hearing for a two lot subdivision known as "Egan Subdivision" to be located on Heltz Road on February 15, 2006 at 7:30 p.m. in Room 7B of Hamburg Town Hall.

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 Number 37, Township 9, Range 8 of the Holland Land Company's Survey bounded and described as follows:

BEGINNING at a point in the center line of Heltz Road, which point is also the west line of Lot 37, at the southwest corner of lands conveyed to Fibich by deed recorded in Liber 9495 at page 410; said point being a distance of 1,297.12 feet southerly from the northwest corner of Lot No.

37; thence easterly along the south line of Fibich as aforesaid, and parallel with the north line of Lot No. 37, a distance of 1,100.88 feet to a point; thence southerly and parallel with the west line of Lot No. 37, a distance of 299.68 feet more or less to the northeast corner of lands conveyed by deed recorded in Liber 2128 of deeds at page 541; thence southwesterly along the northerly line of said lands conveyed by deed recorded in liber 2128 of deeds at page 541, a distance of 456 feet more or less to the southerly line of lands conveyed to Frank Kusmierz and wife by deed recorded in liber 1553 of deeds at page 281; thence westerly along the said southerly line of lands of Kusmierz a distance of 254.32 feet more or less to the east line of lands conveyed to George F. Heltz and Edna A. Heltz, his wife by deed recorded in liber 1624 of deeds at page 441; thence northerly on a line parallel with the west line of Lot

No. 37 and along the east line of Heltz, a distance of 253 feet to the northeast corner of lands of Heltz; thence westerly along the northerly line of said lands of Heltz 516.52 feet to the west line of Lot No. 37 which is also the center line of Heltz Road; thence northerly along the center line of Heltz Road a distance of 362.88 feet more or less to the point of beginning.

Dated:

Gerard Koenig, Chairman
Paul Eustace, Secretary
Planning Board

2-9

Chairman Koenig declared the hearing open:

The proposal is for the subdivision of a lot consisting of 2-3 acres located in the Residential Agricultural zone for Mr. Brian Eagan on Heltz Road. Attorney Jeff MacGavern appeared on behalf of his client. There are no major concerns with this project. The Conservation Board has looked at the property and noted that the parcel is not heavily wooded. The Engineering Department, in their memo, states that the sidewalk requirement can be waived as well as the map cover.

Mr. McCabe did a walk over on the property and inquired about whether a perc test was done. Response is that this parcel will require a sand filter septic system.

TOWN OF HAMBURG

ENGINEERING DEPARTMENT

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Town Attorney
VINCENT J. SORRENTINO

Town Clerk
CATHERINE A. RYBCZYNSKI

Supt. of Highways
JAMES F. CONNOLLY

TO : Planning Board

FROM : Engineering Dept.

DATE : 2/15/06

SUBJ : 2/15/06 PLANNING BOARD MEETING AGENDA
Egan Minor Subdivision - Heltz Road

The following are review comments on survey dated 1/20/06:

- (1) The legal description is acceptable.
- (2) Public sanitary sewer service is not available to the site.
- (3) Public water is available to the site.
- (4) There are no public sidewalks on Heltz Road. We have no objection to waiving the sidewalk requirement.
- (5) We have no objection to waiving the map cover requirement.

All comments are to be satisfactorily addressed for approval.

Gerard M. Kapsiak, P.E.
Town Engineer

Richard J. Lardo
Principal Engineer

Site Visit Summary

To: Town of Hamburg Planning Board

From: Steve McCabe

Date: February 14, 2006

Regarding: Eagan Two-lot Subdivision, Heltz Road

The following is a summary of a site visit I conducted for the above-named project.

1. During a walkover of the parcel on Saturday, February 11, 2006, I verified the boundaries to the proposed subdivision. All corners were clearly marked and the boundaries evident. I also met briefly with Mr. Eagan.
2. The proposed subdivision creates a double flag lot. The required 100-foot frontage on Heltz Road narrows to a 30-foot ROW for a driveway, before opening up to an approximately 250-foot square building lot. The proposed subdivision meets the area requirement of two acres mandated by R-A zoning.
3. Approval of this subdivision is contingent upon agreement that there be no further subdivision of either of the two parcels.
4. No sanitary sewer service is available at the site. Has the parcel been perc-tested or otherwise approved for installation of a drainfield?
5. No other questions or concerns were raised during the site visit.



Steve McCabe
Town of Hamburg Planning Board

Chairman Koenig asked 3 times if anyone wished to be heard for or against the proposal. Hearing no adverse comments, the public hearing portion was declared closed.

Motion was made by Mrs. Yerkovich, seconded by Mr. Eustace to issue a Negative Declaration for the project as there are no potential problems. Carried.

Motion was made by Mrs. Yerkovich, seconded by Mr. Eustace to approve the preliminary for the Eagan 2 lot subdivision, waive the filing of a map cover, waive the sidewalk requirement, and that there is to be no further subdivision of land. Carried. New drawing to reflect note about no further subdivision.

Hamburg Village Line (Strawski Development) - Lakeview Road
Secretary Eustace read the following Legal Notice for Public Hearing:

**TOWN OF HAMBURG
LEGAL NOTICE
HAMBURG VILLAGE LINE DE-
VELOPMENT
LAKE VIEW SUBDIVISION
(STRAWSKI)**
Notice is hereby given that the Town of Hamburg Planning Board will hold a Public Hearing on a 30 acre parcel for a 2 lot subdivision on Lakeview Road (west of Village line) on Wednesday, February 15, 2006 at 7:45 p.m. in Room 7B of Hamburg Town Hall.
ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Hamburg, County of Erie, State of New York being part of Lot 10, Township 9, Range 8 of the Holland Land Company's Survey, being more particularly described as follows:

BEGINNING at a point in the north line of New Lakeview Road at the southwest corner of lands conveyed to Oliver Boseck by Liber 3049 of Deeds at Page 341; thence northerly along the said west line of Boseck a distance of 1502.05 feet to the north line of Lot 10; thence easterly along the north line of Lot 10 a distance of 866.60 feet to the East line of lands of Sarah Stevens; thence southerly along the said east line of Stevens a distance of 1522.40 feet to the north line of New Lakeview Road; thence westerly along the north line of New Lakeview Road a distance of 868.58 feet to Point of Beginning, being 30.12 acres of land, more or less.
Dated: 2-1-06
Gerard Koenig, Chairman
Paul Eustace, Secretary
2-9 Planning Board

Chairman Koenig declared the hearing open: Mike Borowiak, of Nussbaumer & Clarke, appeared before the Planning Board on a 30 acre parcel that is being divided into two lots west of the Village Line on Lakeview Road. The original proposal was for a 6 lot subdivision. However, because of the wetlands, the 6 lot has been reduced to 2 lots. This adversely affected the plan for Highland Landscaping whereby 25 acres cannot be developed. Eighty-five per cent of the parcel cannot be developed.

Mr. Reilly noted that there should be no future development of the property. This has an M2 zoning and there should not be any added businesses on the lot. Mr. Borowiak responded that the State wants to purchase a portion of S.L. 2, but they want one year to analyze the property. Again, Mr. Reilly reiterated that he is concerned about the front acreage and wants it noted on the record that there will be no more development.

Chairman Koenig asked 3 times if anyone wished to be heard for or against the proposal. Hearing no further comment, the hearing was declared closed.

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Supt. of Highways
JAMES F. CONNOLLY

TO: Planning Board

FROM: Engineering Dept.

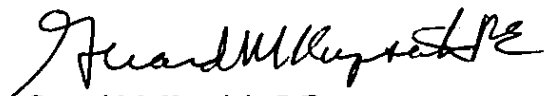
DATE: 2/15/06

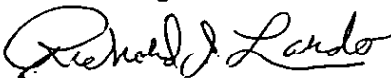
SUBJ: 2/15/06 PLANNING BOARD MEETING AGENDA
Hamburg Village Line Subdivision - Lakeview Road

The following are review comments on a subdivision map dated 9/19/05 and last revised on 2/3/06:

- (1) Public water service is available for the site.
- (2) Stormwater detention will be required to be provided.
- (3) The parcel is zoned M-2. The sublots should be labeled as not for residential development.
- (4) There are currently no public sidewalks on the north side of Lakeview Road.
- (5) The legal description is acceptable.

All comments are to be satisfactorily addressed for approval.


Gerard M. Kapsiak, P.E.
Town Engineer


Richard J. Lardo
Principal Engineer

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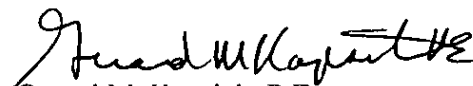
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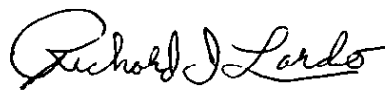
SUBJ: 2/15/06 PLANNING BOARD MEETING AGENDA
Strawski Development Offices - Lakeview Road

The following are review comments on a sketch plan dated 10/25/05 and last revised on 11/15/05:

- (1) Planning Board approval of the proposed Hamburg Village Line Subdivision is required prior to site plan approval.
- (2) We will further review the proposed site plan when it is prepared and submitted in accordance with the site plan review checklist.

All comments are to be satisfactorily addressed for approval.


Gerard M. Kapsiak, P.E.
Town Engineer


Richard J. Lardo
Principal Engineer

Hamburg Village Line (Cont.)

Since the site plan will be discussed, the item is to be tabled for the next review. Motion was made by Mrs. Yerkovich, seconded by Mr. Eustace to Table. Carried.

Highland Acres Site Plan to be located on the Hamburg Village Line Subdivision

Mr. Borowiak presented a new drawing for the contracting business for Highland Acres. The proposal is for a 4,800 s.f. office building and the stock piling of topsoil. The shop will also store equipment (dump trucks, trailers, etc.) during the off season. There is to be a paved area for vehicles. Millings will be acceptable. The driveway extension will be approximately 600' of a dust free surface. The property is to be aesthetically maintained with a paved entry way with landscaping. The apron area is to be paved, (approximately 50'). Mr. Borowiak is to work with Rick Lardo of Engineering to bring the drawing more up to standard.

Motion was made by Mrs. Yerkovich to table, seconded by Mr. Eustace. Carried

Motion was made by Mr. Koenig, seconded by Mr. Taber to reopen the subdivision hearing. Carried.

Motion was made by Mr. Eustace, seconded by Mrs. Yerkovich to issue a Negative Declaration for the 2 lot subdivision, as the issue of the wetlands has been addressed. Carried.

Motion was made by Mrs. Yerkovich, seconded by Mr. McCabe to approve the 2 lot subdivision waiving the filing of a map cover and sidewalks. Carried.

Motion was made by Mr. Koenig, seconded by Mr. McCabe to take the Strawski site plan off the table. Carried. Motion was made by Mrs. Yerkovich, seconded by Mrs. Rogers to approve the site plan for Strawski development with the following conditions: The approval is contingent upon Engineering approval; that special notice is to be given to the driveway; that there is to be 50' for the paved entry way, and the balance to have a dust free surface (millings) for the remainder of the driveway, including the parking area. Carried.

There is still a great deal of Engineering work to be done such as elevations, drainage. As for signage, it is to be small and unobtrusive; namely a 20 s.f. ground sign with landscaping around it.

First Niagara Bank and Ridgefield. No activity.

Bohen 2 Lot Subdivision - Lake Shore & Milford

Mr. Mike Borowiak appeared before the Planning Board on a proposed 2 lot subdivision on Lake Shore & Milford that will require variances on lot area, frontage and lot width. Mr. Eustace looked at the site and feels the property is too small for an expansion.

Mr. Borowiak responded that Mr. Bohan is on disability and needs a bungalow unit of 2,000 s.f. which will be handicap accessible. This is a community that started out with beach homes and converted to all year round living units all the way up to Winsted. After discussion, board members agreed to forward the proposal to the Zoning Board of Appeals with no recommendation. Carried. Motion was made by Mrs. Yerkovich, seconded by Mr. Eustace to forward the matter to the ZBA with no recommendation and to set a Public Hearing for March 15th, 2006. Carried.

Advanced Electronics - Big Tree Road

Mr. Glenn Christener, Architect, appeared before the Planning Board with a proposal to relocate Advanced Electronics to the Seven Corners Restaurant with a new build on Big Tree Rd. Since the State will eventually be acquiring the former Hambleton Station for road improvements. Mr. Duchmann wants to be prepared when this taking occurs with a new building.

At the February 7, 2006 ZBA meeting, variances were granted on parking setback, front yard requirement and rear yard requirements based on existing property lines. Mr. Reilly noted that he would like to talk to the NYS Dept. Of Transportation on this matter. Drawings are to be sent to the DOT, and Dept. Of Env. & Planning, and Traffic Safety. Two old buildings will be replaced with a new build, and parking will be better. Mr. Reilly noted difficulty with parking spots 21 and 22 and does not like the idea of backing out on a busy highway. The new building will accommodate 4 bays.

Motion was made by Mr. Eustace, seconded by Mr. McCabe to Table. Carried.

Tim Horton's proposed M&T ATM Kiosk - Big Tree and Lake Shore.

Representatives of M&T and Tim Horton's appeared on behalf of a proposed ATM machine to be located on the Tim Horton's property on Big Tree & Lake Shore. They are proposing one new curb cut. The Tim Horton's caters to the breakfast hours, while the ATM will service transactions during the afternoon hours.

Mr. McCabe did an on site inspection of the premises and has written his notes on a handout.

TOWN OF HAMBURG

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Supt. of Highways
JAMES F. CONNOLLY

TO: Planning Board

FROM: Engineering Dept.


DATE: 2/15/06

SUBJ: 2/15/06 PLANNING BOARD MEETING AGENDA
Bohen Minor Subdivision - 4417 Lake Shore Rd.

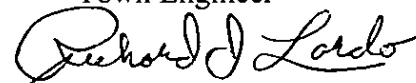
The following are review comments on a survey dated 12/21/05:

- (1) The legal description is acceptable.
- (2) Public sanitary sewer and water service are available to the site. The location of existing utilities should be shown.
- (3) There are no public sidewalks along Milford Road. We have no objection to waiving sidewalks for this subdivision.
- (4) We have no objection to waiving the map cover requirement.
- (5) The Zoning Code requires a minimum lot area of 15,000 square feet (10,085.6 sf shown) and lot width of 90 feet (71 feet shown) for R-1 zoning.

All comments are to be satisfactorily addressed for approval.


Gerard M. Kapsiak, P.E.

Town Engineer



Richard J. Lardo
Principal Engineer

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DATE : 2/15/06

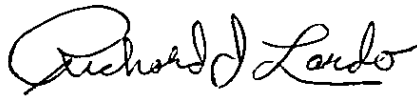
SUBJ : 2/15/06 PLANNING BOARD MEETING AGENDA
Advanced Auto Electronics - 4536 Big Tree Road

The following are review comments on a sketch plan dated 1/12/06:

- (1) The New York State Department of Transportation (NYSDOT) has not finalized their highway reconstruction plans for this area. A NYSDOT permit will be required for the project.
- (2) The site is located in the Southwestern Overlay District.
- (3) We will review the site plan when it is properly prepared in accordance with the site plan review checklist.

All comments are to be satisfactorily addressed for approval.


Gerard M. Kapsiak, P.E.
Town Engineer


Richard J. Lardo
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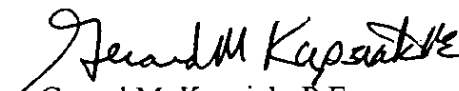
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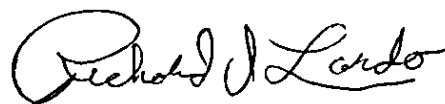
SUBJ : 2/15/06 PLANNING BOARD MEETING AGENDA
Tim Horton's ATM Kiosk - 4066 Lake Shore Road

The following are review comments on a site plan last revised on 1/9/06:

- (1) The Planning Board previously approved the Tim Horton's site plan on 8/13/04. Our office submitted a site inspection report on 10/29/04 that has not yet been addressed. The current plan should not be approved prior to satisfactory completion of the original site plan requirements.
- (2) A New York State Department of Transportation (NYSDOT) permit is required for the new driveway entrance and other work within the Lake Shore Road highway right-of-way. We are unable to approve these plans prior to NYSDOT review and approval of work in their right-of-way.
- (3) Provide existing and proposed site elevations. Include a pavement section and curbing detail.

All comments are to be satisfactorily addressed for approval.


Gerard M. Kapsiak, P.E.
Town Engineer


Richard J. Lardo
Principal Engineer

Site Visit Summary

To: Town of Hamburg Planning Board

From: Steve McCabe

Date: February 14, 2006

Regarding: **Tim Horton's Site Plan for M&T Bank ATM Kiosk, 4066 Lake Shore Road**

The following is a summary of a site visit I conducted for the above-named project.

1. During a walkover of the site on Saturday, February 11, 2006, I verified the locations of the proposed driveway loop and ATM kiosk. The proposed project area covers the southern corner of the Tim Horton's site and is currently open and grass-covered. The proposed project area appears to represent approximately 20% of the total surface area of the Tim Horton's site and is the largest single expanse of greenspace on the parcel.
2. The proposed project lies in an area that currently serves as a stormwater detention area for the Tim Horton's site. Was this proposed project area originally designated as the stormwater detention area for the approved Tim Horton's site plan? It appears that a drainage swale running parallel to Lake Shore Road would be impacted by the proposed project.
3. The entrance proposed is at the far southern corner of the parcel. What is the distance of this proposed curb cut for this entrance from the intersection of New Lake Shore Road and Big Tree Road? This intersection is often congested during the AM and PM commute. Has NYSDOT approved the location of the proposed curb cut for this project?
4. How many vehicles can be stacked in the entrance driveway in the current configuration? What is the anticipated stacking queue of vehicles for this ATM kiosk? It appears that this stacking queue could be effectively doubled if the proposed ATM kiosk were moved due east, to a location as close as practicable to the driveway exit.
5. The proposed location of the kiosk is approximately 16 feet SE of the site property line on Lake Shore Road. No landscaping appears to be proposed between Lake Shore Road and the kiosk. Is any signage proposed for this ATM, either on the kiosk itself or elsewhere on the Tim Horton's site?

6. The Town of Hamburg engineer noted in his memo of February 1, 2006, that action items from an October 29, 2004, site inspection had not yet been addressed. What were these items, and are they still unresolved?
7. No other questions or concerns were raised during the site visit.



Steve McCabe
Town of Hamburg Planning Board

(Kiosk cont.)

The Traffic Safety Board has concerns as to the curb cut with its closeness to the intersection, and stacking. The response is that at most 2 to 4 cars would use the ATM. The average is 5 cars per hour. There will be signage on all four sides of the kiosk and will be 16' off the right of way. Panels are 6.5 s.f. in size with low type vegetation for security reasons.

It was also noted that there are still unresolved engineering issues that need to be addressed. Also, the applicant is to write the DOT and have the old fence removed as it is rather unsightly.

This is a Type II action under SEQR for a minor addition to the site. Tim Horton's is to write a letter to DOT asking for the removal of the old fencing. The Planning Board would also like to receive comments on the curb cut from the DOT. Motion was made by Mr. McCabe, seconded by Mr. Eustace to Table to the March 8th meeting. Carried.

McKinley Commons - New building of 10,000 s.f. - McKinley Parkway

Mr. Tony Battista, of Benderson Development, was present for site plan approval for the 10,000 s.f. building that is proposed for McKinley Commons. A variance of 29 spaces was granted at the Feb. 7th meeting of the Zoning Board. They would like to start building in spring. Some landscaping on McKinley is to be replaced as it is dying off from road salt.

Motion was made by Mrs. Yerkovich, seconded by Mr. Eustace to approve the facility for McKinley Commons, and add replacement landscaping. Carried.

Next meeting is scheduled for March 8th, 2006.

On minutes, motion was made by Mrs. Yerkovich, seconded by Karen Rogers to approve the January 4th meeting. Carried.

On minutes of January 18th, 2006, motion was made by Mr. McCabe, seconded by Mr. Taber to approve. Carried.

Motion was made by Mr. Eustace, seconded by Mrs. Yerkovich to adjourn the meeting. Carried. Meeting adjourned at 9:30 p.m.

Respectfully submitted,

Paul Eustace, Secretary
Planning Board

TOWN OF HAMBURG

ENGINEERING DEPARTMENT

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Supt. of Highways
JAMES F. CONNOLLY

TO : Planning Board
FROM : Engineering Dept.
DATE : 2/15/06
SUBJ : 2/15/06 PLANNING BOARD MEETING AGENDA
McKinley Commons Addition - 4154 McKinley Pkwy.

The following are review comments on a site plan and construction drawings dated 9/20/05 and last revised on 1/4/06:

- (1) The Planning Board previously approved a site plan for the City Mattress store within this plaza on 10/2/00.
- (2) The site landscape plan is to be approved by the Planning Board (property is within Southwestern Overlay District).
- (3) Remove the Village of Blasdell as an involved agency from the cover page.

All comments are to be satisfactorily addressed for approval.

Gerard M. Kapsiak, P.E.
Town Engineer

Richard J. Lardo
Principal Engineer

TOWN OF HAMBURG

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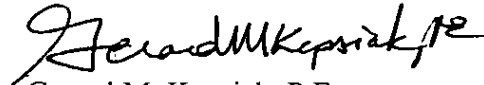
Supt. of Highways
JAMES F. CONNOLLY

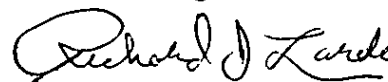
TO : Planning Board
FROM : Engineering Dept.
DATE : 2/15/06
SUBJ : 2/15/06 PLANNING BOARD MEETING AGENDA
Ridgefield Subdivision Part 3
Site Plan Review

The following are review comments on a site plan dated Nov. 16, 2005:

- (1) The site is not located in an existing Town water district. A water district extension and NYSDEC Water Supply Permit will be required to service the site.
- (2) The property lines for Sublot Nos. 1, 2, 22, and 23 are to be extended to the west property line.
- (3) Label the stormwater detention area on the plan.

All comments are to be satisfactorily addressed for approval.


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TO: Planning Board
FROM: Engineering Dept.
DATE: 2/15/06
SUBJ: 2/15/06 PLANNING BOARD MEETING AGENDA
First Niagara Bank (adjacent to 4923 Lake Shore Road)

The following are review comments on a site plan dated 1/11/06:

- (1) The existing Wanakah Pharmacy building was subdivided from the main parcel. Therefore, subdivision approval is required for the project. A separate address will be assigned for the proposed bank.
- (2) Ingress and egress to Lake Shore Road, a cross-access agreement, and parking for the entire parcel are to be properly addressed.
- (3) Note that a New York State Department of Transportation (NYSDOT) permit is required for work within the Lake Shore Road highway right-of-way. We are unable to approve these plans prior to NYSDOT review and approval of work in their right-of-way.
- (4) The building address will not be No. 4923. Remove the address from the drawings.
- (5) The property is located within the Town's Local Waterfront Revitalization Area. Therefore, the site plan is to be submitted to the Town Shoreline Revitalization Committee for review and comment.
- (6) We will review the site plan when it is prepared in accordance with the site plan review checklist.

All comments are to be satisfactorily addressed for approval.

Gerard M. Kapsiak, P.E.
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February 15, 2006

Memo To: Planning Board

From: Planning Department - Andrew C. Reilly

Re: 2-15-06 Planning Board Agenda

The following are the Planning Department's general comments on the 2-15-06 Planning Board agenda items:

1. Eagan 2 lot Subdivision - Preliminary Subdivision

-The Planning Board had no specific problems with this application and therefore set a Public Hearing on this 2 lot minor subdivision.

-If no substantive comments are received, the Planning Board could act to issue a Negative Declaration (no adverse comments from the Conservation Board), and give preliminary Plat approval, with the following suggested conditions.

- A. Waive the need for a final plat
- B. No further subdivision be allowed
- C. Waive sidewalks

2. Hamburg Village Line Development 2 lot subdivision - Minor Subdivision

-Based on a recent wetlands delineation, the applicant has amended his previous 6 lot subdivision to a 2 lot minor subdivision.

-The subdivision will allow the development of the "Strawski" application, and possibly one additional industrial lot.

-A condition of this approval should be no further subdivision allowed.

-See Engineering memo

-If approval is to be given a SEQR Negative Declaration will be required (for subdivision & development).

2 (A) Strawski Development Office

-The applicant has submitted a new site plan that we are presently reviewing.

3. First Niagara Bank - Tabled at request of applicant

4. Ridgefield Subdivision - tabled at request of applicant.

5. Bohen 2 lot subdivision - minor subdivision

-This 2 lot subdivision requires variances on lot width and lot area.

6. Advanced Auto Electronics - sketch site plan

-The applicant is looking for direction on this proposed project.

-He has received variances from the Zoning Board.

-The Planning Department would like more time to review this plan and meet with the NYSDOT. The applicant has the right to proceed to a site plan at any time.

7. Tim Horton's Kiosk-site plan.

-We have received comments from the Traffic Safety Board covering the logistics of the drive through.

-Other concerns include aesthetics, landscaping, signage, existing drainage facility, etc.

-A concern still exists over the old fencing along the ROW.

8. McKinley Commons-final site plan

-applicant has completed the site plan for this project and is looking for approval.

-the landscape plan needs to be approved by the Planning Department (landscaping exists, but could be "spruced up.")

-Applicant received a variance on 2-7-06.