

TOWN OF HAMBURG PLANNING BOARD MINUTES

2/25/76

ACTIONS TAKEN:

WATERFALL VILLAGE MOBILE HOME  
PARK - PART III and IV  
HOWARD ROAD  
NELSON KEEM

COMMENTS RECEIVED FROM  
TRAFFIC SAFETY BOARD &  
LAKE SHORE FIRE DEPT.  
SUBMIT REVISED SITE PLAN.

VICTOR LIBERATORE  
SOUTH PARK & SPRAGUE

PLOT PLAN SUBMITTED.  
6 UNIT APT. BUILDING  
PLUS 9 GARAGES. APPLY  
TO ZONING BOARD OF APPEALS.

VICTOR LIBERATORE  
SCRANTON ROAD -  
WASHINGTON STREET

TOWN BOARD DECISION PENDING  
ON ZONING.

SUB-COMMITTEE:

DISCUSS REVISIONS - LAND USE PLAN

DISCUSS - PROPOSED TOWN ZONING ORDINANCE

TABLED ITEMS:

Big Tree Wesleyan Church, 4171 Fairview Parkway  
Revised Site Plan must be submitted.  
Robert Loomis - Mobile Camping Park, Milestrip Road.

TOWN OF HAMBURG PLANNING BOARD MINUTES

2/25/76

The Town of Hamburg Planning Board met in regular session on Wednesday, 2/25/76 at 7:30 p.m. Presiding was Chairman Recla and others present were Mr. Will, Mrs. Sherwood, Mrs. Howes, Mr. Corcoran, Mr. Cook, Mr. McKenna, Consultant Dawson, Councilman Schlehr and Mrs. Beale, secretary. Absent: Attorney Benzinger and Building Inspector Jack Lauchert.

Motion was made by Mrs. Howes to approve the minutes of February 11, 1976; seconded by Mrs. Sherwood. Motion carried.

WATERFALL VILLAGE MOBILE HOME PARK - PART III & IV:

Mr. Nelson Keem, Mr. Lee Burger and Richard Skop, P.E., appeared before the Board. Chairman Recla read the following comments/suggestions from the Hamburg Traffic Safety Board: "No width of pavement is indicated, therefore it is not possible to make recommendations to restrict parking. This may be necessary to insure access at all times. Right-of-way at all intersections should be clearly assigned by yield or stop signs on one or more approaches. The curved alignment of the street network would tend to keep speeds low, however the advisability of an area speed limit, (properly signed) should be considered. The small turn around at the northern most lot line appears to be insufficient to permit a large truck, plow, fire engine to turn around. Parking in and near cul-de-sacs should be restricted."

Mr. Lee Burger stated that speed limit signs are being installed (10 miles per hour), also keep right signs. He also stated Lake Shore Fire Company has had drills in the Mobile Home Park; also extra parking spaces have been provided at different locations. Mr. Nelson Keem said the T-turn around at the northern most lot line could be increased. Mr. Keem also stated the width of the pavement throughout the development is 20'; this is a private development and all roads are private.

Chairman Recla read the following comments from Robert J. Zerby, Chief of Lake Shore Fire Department: "In response to Site Plan for Waterfall Village, Part III & IV, I have listed on the Map Cover in red the recommended locations of new proposed fire hydrants. These are needed for better protection for the people who live in this area."

Mr. Keem took a copy of the letter from Lake Shore Fire Dept. and the Map Cover marked in red and will contact Chief Zerby and go over their recommendations with the Chief.

Consultant Dawson asked Mr. Keem and Mr. Burger if a walkway could be provided for residents in the northerly section of the development to have access to the green area in the southerly portion of the development. Mr. Keem said this is a good idea and will be provided.

WATERFALL VILLAGE MOBILE HOME PARK - Cont'd.:

The service building was discussed and Mr. Keem informed the Board the majority of trailers have washers and dryers installed in the trailers. Mr. Keem stated the service building will be constructed and will provide washers and dryers for occupants of the park that do not have same installed in their trailers. The service building will also have recreation facilities. The Board will check with Attorney Benzinger regarding the possibility of having the Town Board amend the Zoning Ordinance to waive the requirements now set out in the Code § 30A-8 D. Service buildings (f) Provide automatic commercial washing and drying machines at the ratio of two (2) washers and one (1) dryer for each twenty-five mobile home court units. Over twenty-five occupied mobile home court unit spaces shall provide four (4) washers and two (2) dryers. Said facilities shall be maintained in proper operating conditions at all times.

Mr. Keem asked to be on the Planning Board agenda of March 10, 1976 at which time a revised final plan will be submitted.

VICTOR LIBERATORE - South Park Avenue and Sprague:

Mr. Victor Liberatore appeared before the Board and submitted a Plot Plan showing the location of the proposed six (6) unit apartment building and proposed nine (9) garages; also location of existing two (2) apartment buildings.

The Board informed Mr. Liberatore to apply to the Zoning Board of Appeals for the necessary variances. Also informed Mr. Liberatore an architects or engineers seal is necessary on the plan.

VICTOR LIBERATORE - WASHINGTON SQUARE

Mr. Victor Liberatore discussed an additional apartment building to complete his Washington Square complex. The portion of property involved backs up to Washington Street.

Mr. Liberatore was informed the re-zoning application of the parcel in question has been tabled by the Town Board and the re-zoning must be resolved before any other action can be taken.

Mr. Liberatore informed the Board he is interested in subdividing approximately 47 acres on Route 5 for single-family dwellings. He also stated this property is in the Wanakah Sewer District and had been informed by Wanakah Sewer District the necessary tap-in's would be available. The Board in checking the Land Use Plan informed Mr. Liberatore this would conform with the Plan as the property in question is located south-easterly of Juno Drive, is shown in yellow; low density, single-family residential.

VICTOR LIBERATORE - McKinley Parkway

Mr. Liberatore asked if the Board had made a decision regarding his property on McKinley Parkway. Chairman Recla informed Mr. Liberatore the Board would be discussing same after the close of the public meeting. Mr. Liberatore was asked if he would conform to the Land Use Plan regarding his property on the easterly side of McKinley Parkway which is shown as mixed-density, single-family, two-family, multi-family residential; Mr. Liberatore replied yes.

The regular meeting was adjourned at 10:00 p.m. at which time Board members held sub-committee meeting to discuss the proposed Town Zoning Ordinance and revisions in the Land Use Plan.

Karen Sherwood for  
ARTHUR WILL, SECRETARY  
PLANNING BOARD

Next regular meeting: 3/10/76  
7:30 p.m.