

TOWN OF HAMBURG PLANNING BOARD MINUTES

3/10/76

ACTIONS TAKEN:

ROUNDTREE VILLAGE SUBDIVISION
HOWARD ROAD

SITE PLAN REVIEW-PHASE I.
APPROVED SUBJECT TO MEETING
REGARDING CONSTRUCTION OF
HOWARD ROAD.

WATERFALL VILLAGE
MOBILE HOME PARK
HOWARD ROAD

FINAL PLAN SUBMITTED.
APPROVED REVISED SITE PLAN.

BUTTERMILK FALLS SUBDIVISION
VERSAILLES PLANK ROAD
LAKE VIEW, NEW YORK

LAKE WILL BE BUILT IN DRAINAGE
RETENTION AREA.

PENDING ITEMS:

Victor Liberatore, South Park and Sprague Avenue
Zoning Board of Appeals 4/6/76.
Victor Liberatore, Scranton Road, Washington Street
Re-zoning to R-M approved by Town Board.

TABLED ITEMS:

Robert Loomis - Mobile Camping Park, Milestrip Road.

TOWN OF HAMBURG PLANNING BOARD MINUTES

3/10/76

The Town of Hamburg Planning Board met in regular session on Wednesday, 3/10/76 at 7:30 p.m. Presiding was Chairman Recla and others present were Mrs. Sherwood, Mrs. Howes, Mr. Corcoran, Mr. Cook, Consultant Dawson, Building Inspector Lauchert, Attorney Benzinger, Councilman Schlehr and Mrs. Beale, stenographer. Absent: Mr. Will and Mr. McKenna. Also present for the public meeting, Roberta Felegy of the League of Women Voters.

Motion was made by Mrs. Sherwood to approve the minutes of February 25, 1976; seconded by Mr. Corcoran. Motion carried.

ROUNDTREE VILLAGE SUBDIVISION - HOWARD ROAD - PHASE I

Mr. Frank Marrano and Mr. Dennis Perry of Marrano Enterprises, Inc., developer, appeared before the Board. Also, Mr. Gerald Gertis of Tallamy, Van Kuren, Gertis and Thielman, engineers and surveyors. Mr. Gertis submitted a plan for Phase I covering 86 lots and requested Planning Board approval of same. Mr. Gertis, Mr. Marrano and Mr. Perry were informed there is a question as to who is responsible for the construction of Howard Road within the bounds of Roundtree Village Subdivision. Building Inspector Lauchert informed the developer, Mr. Gertis and Chairman Recla that he would contact Supervisor Fallon, Highway Superintendent Saunders, Town Engineer Harris, Assistant Town Engineer Geiger in order to set up a meeting to discuss the construction of Howard Road within the bounds of the subdivision to determine whether this is the developers responsibility or the Towns responsibility.

Mr. Gertis also submitted a sketch plan of the entire subdivision showing a new layout of same. Chairman Recla informed Mr. Gertis since this sketch plan shows a substantial change from the original approved plan, a Public Hearing is necessary. It was noted that the open space area to be dedicated to the Town of Hamburg showed a substantial change in the new layout.

Motion was made by Mr. Corcoran to approve Phase I as presented subject to a meeting with the developer, Supervisor Fallon, Highway Superintendent Saunders, Town Engineer Harris, Building Inspector Lauchert and Chairman of the Planning Board, Eugene Recla, regarding construction of Howard Road within the bounds of the subdivision; motion seconded by Mrs. Howes. Carried.

Meeting to discuss construction of Howard Road was held 3/15/76 at 10:15 A.M.; present: Leo J. Fallon, Supervisor, Leonard Saunders, Highway Superintendent, William Harris, Town Engineer, J. Geiger, Assistant Town Engineer, John Lauchert, Building Inspector, Eugene Recla, Chairman Planning Board, Frank Marrano and Dennis Perry of Marrano Enterprises, Inc. and Gerald Gertis of Tallamy, Van Kuren, Gertis & Thielman, engineers and surveyors. It was determined at this meeting that the Town of Hamburg Highway Department will construct the portion of Howard Road within the bounds of Roundtree Village Subdivision once the developer completes all storm drainage and installs curbs.

WATERFALL VILLAGE MOBILE HOME PARK, HOWARD ROAD:

Mr. Nelson Keem appeared before the Board and submitted a revised final plan and requested approval of Part III and IV. The Chief of the Lake Shore Volunteer Fire Department had signed and approved the Site Plan for Part III and IV.

Motion was made by Mrs. Howes to approve the revised Site Plan covering Part III and Part IV of Waterfall Village Mobile Home Park; seconded by Mr. Corcoran. Carried.

Mr. Keem informed the Board the service building will be started very shortly. The number of washers and dryers to be provided in the service building was also discussed and Attorney Benzinger will write up his recommendation to the Planning Board regarding an amendment to the Ordinance since most of the mobile homes now have their own washers and dryers installed in each unit.

BUTTERMILK FALLS SUBDIVISION, VERSAILLES PLANK ROAD:

Mr. William Schiferle, owner/developer and Mr. Gerald Gertis of Tallamy, Van Kuren, Gertis & Thielman, engineers and surveyors appeared before the Board to inform the Board they would like to build a lake instead of the drainage retention area shown on the Sketch Plan. Mr. Gertis informed the Board this would be privately owned and maintained by the adjoining property owners. The adjoining property owners would own to the center of the lake which would be shown in each deed description.

The Planning Board was in agreement of the lake being constructed in place of the drainage retention area.

BIG TREE WESLEYAN CHURCH - FAIRVIEW PARKWAY:

Motion was made by Mr. Cook to approve the Site Plan for Big Tree Wesleyan Church on the basis the lines be revised in the parking areas; seconded by Mr. Corcoran. Carried.

OTHER ITEMS:

Chairman Recla read letter from Henry Leyh, Town Clerk re: Liberatore Bros., Washington Street; the Town Board approved the rezoning of the one lot to complete this complex and the Site Plan must be approved by the Town Board because of present drainage problems in the rear yards on Deacon Street. Mr. Liberatore has agreed to install swale in the rear yards on Deacon Street and must submit suitable plan to the Town Board.

Chairman Recla also read letter from Henry Leyh, Town Clerk re: Cipriani rezoning, March 15, 1976 at 8:30 P.M. to be discussed at Town Board meeting; representative of Planning Board to be present at this meeting.

ARTICLE XXVIII - Zoning Board of Appeals, proposed Town Zoning Ordinance; copy of same to be sent to each Zoning Board of Appeals member for their comments and/or recommendations.

WILLOW RUN SUBDIVISION - PHASE II:

Assistant Town Engineer Jerry Geiger submitted linens of Phase II of Willow Run Subdivision and informed the Board all utilities are completed and two building permits were issued for two (2) model homes. Mr. Geiger requested Planning Board approval of same.

Motion was made by Mrs. Howes to approve Willow Run Subdivision Phase II; seconded by Mrs. Sherwood. Carried.

Motion was made by Mrs. Sherwood to adjourn the regular meeting at 10:10 p.m.; seconded by Mr. Corcoran. Carried.

Sub-committee meeting continued after close of regular meeting.

Karen Sherwood
KAREN SHERWOOD, VICE-CHAIRMAN
TOWN OF HAMBURG PLANNING BOARD

Next regular meeting: 3-24-76
7:30 P.M.