

TOWN OF HAMBURG PLANNING BOARD MINUTES

3-12-75

ACTIONS TAKEN

ROUNDTREE VILLAGE
HOWARD ROAD

Submitted Sketch Plan.

OFF-TRACK BETTING
AND RESTAURANT
LAKE SHORE ROAD-WOODLAWN

Apply to Zoning Board
of Appeals for necessary
variance.

TOPS MARKET
SOUTHWESTERN & MCKINLEY

Submitted revised
Site Plan. Approved
by Board members.

JAMES LoCURTO
CAMP ROAD

Submitted Site Plan.
Must revise.

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

3-12-75

The Town of Hamburg Planning Board members met in regular session on Wednesday, 3-12-75 at 7:30 p.m. Presiding was Chairman Weinheimer and others present were Mr. Sipprell, Mr. Recla, Mr. Schlehr, Mrs. Sherwood, Mrs. Howes, Attorney Benzinger, Building Inspector Jack Lauchert, Consultant Dawson, Assistant Town Engineer Jerry Geiger and Mrs. Beale, stenographer. Absent: Mr. Will.

Minutes of the meeting of 2-26-75 were approved on motion by Mr. Schlehr; seconded by Mr. Sipprell. Carried.

ROUNDTREE VILLAGE - HOWARD ROAD

Mr. Michael Archangle and Mr. Simon Jacobs appeared before the Board and submitted a Sketch Plan covering the above subdivision. Mr. Archangle stated that aerial photographs will be available of this development in the near future.

The Board had requested three 70' stubs to be shown on the plans for future access to Howard Road and the property north of this development. Mr. Jacobs advised the Board that they could not provide access onto Howard Road at the southwesterly end of the development as they do not own the property in this location fronting on Howard Road.

Mr. Schlehr advised the applicants that correspondence had been received from Mr. Alan Greenfield, Director of Recreation, Town of Hamburg regarding the proposed recreation area stating that entrance way located between residences usually create problems; private lots backing up to park - experience has shown this to present problems in the form of encroachment and noise; lack of street frontage usually leads to serious control difficulties. Mr. Jacobs said they have always tried to work with the Board to the best of their ability but if the Board was asking that they leave the lots open abutting the open area; this would be an impossible request as far as the developers are concerned. Chairman Weinheimer said the Recreation Department has had experiences with isolated park and play areas and that the above comments from the Recreation Department did not mean the Planning Board was requesting Mr. Jacobs to keep the lots open abutting the park area.

The Board advised Mr. Jacobs and Mr. Archangle that the Sketch Plan would be submitted to the Town of Hamburg Engineering Department, The Industrial Committee, The Environmental Committee, The Traffic Safety Board, The Recreation Department and the two Fire Departments covering this District for their comments. The above Departments must submit their comments before the next Planning Board meeting on 3-26-75.

OFF-TRACK BETTING & RESTAURANT - LAKE SHORE ROAD, WOODLAWN

Mr. Gleason and his attorney, James Shaw appeared before the Board and submitted a Site Plan. Attorney Shaw advised the Board that the existing abandoned gas station will be remodeled and an addition added. Mr. Shaw stated this area would be preferable for this type operation and will replace an abandoned eyesore. Mr. Shaw also stated that New York State Law allows off-track betting establishments.

Mr. Gleason was asked the seating capacity of the proposed restaurant and he advised the Board this figure is not available at this time. Chairman Weinheimer advised applicant the Zoning Code requires a 10' minimum transitional yard and the requirement for the rear yard setback is 20'. Mr. Weinheimer also informed applicant he must make application to the Zoning Board of Appeals for a variance in rear yard setback and parking spaces.

Attorney Benzinger to check the State Law covering the above and report his findings to the Planning Board.

TOPS MARKET - SOUTHWESTERN & MCKINLEY PARKWAY

Jerry Shaw, Architect appeared before the Board and submitted a revised Site Plan and stated the revisions showed the State and County recommendations re-curb cuts. Mr. Shaw stated they do not intend to do anything with the portion marked undeveloped land and also as per the Boards request, there will be 5 planters along the front of the store. He said the Board had requested 6 planters but because of the entrance way to the store, only 5 planters will fit along the front. Mr. Shaw said he had talked with Mr. Harris, Town Engineer regarding the water line and that Tops are retaining an Engineering Firm for the water line layout.

A letter was received by Building Inspector Jack Lauchert from Kenneth L. Reitmeier, P.E., Deputy Commissioner - Highways, County of Erie, Department of Public Works stating a permit will be issued to the contractor when he applies and meets the necessary requirements.

Letter received from Ainsley Rockwood who was present at this meeting, Chairman of the Town of Hamburg Conservation Advisory Council stating they have no objections to the planned Tops Plaza. They did question the future plans for the undeveloped land in the northwest corner of the property; Mr. Shaw as stated earlier, said this portion of the property will be left as is.

Board members having examined the revised Site Plan, motion was made by Mr. Recla to approve same; seconded by Mr. Schlehr. Carried.

JAMES LACURTO - CAMP ROAD

Mr. James LaCurto appeared before the Board and submitted a Site Plan for a proposed restaurant. Mr. LaCurto was asked if there would be liquor and beer served and he informed the Board the restaurant would serve food only.

Chairman Weinheimer informed Mr. LaCurto the Site Plan was incomplete and the following requirements must be completed and the Site Plan resubmitted: dimensions shown for side yard setback; parking space dimensions shown; all landscaping, trees, shrubs, etc. to be labeled with name, type and size and grass area labeled; all setback dimensions shown and curbs to be labeled: straight portion to be precast and round portion poured concrete.

OTHER ITEMS

Building Inspector Jack Lauchert submitted a "Development Check List" re Site Plans covering information that must be submitted to the Building Department prior to the processing of applications. Mr. Lauchert asked the Board members to go over same and give their comments and/or suggestions.

Meeting adjourned at 10:15 p.m.

Karen Sherwood
Karen Sherwood, Secretary
TOWN OF HAMBURG PLANNING BOARD

Next regular meeting: 3-26-75