

TOWN OF HAMBURG PLANNING BOARD MINUTES

3-24-76

ACTIONS TAKEN:

ROUNDTREE VILLAGE SUBDIVISION
PHASE I - HOWARD ROAD

DISCUSS REQUIRED SIDE-
YARD SETBACKS.

COMMERCIAL BUILDING
MAELOU DRIVE
NORM CASTINE

ADVISED TO SUBMIT
SITE PLAN.

MACEDONIAN CHURCH
4785 LAKE AVENUE

MUST SUBMIT REVISED
SITE PLAN.

BAYVIEW ROAD, BEETOW DRIVE
RICHARD SKOP
BEN NICOSIA

SUBMITTED SKETCH PLAN,
41 LOT SUBDIVISION.

PENDING ITEMS:

Victor Liberatore, South Park and Sprague Avenue
Zoning Board of Appeals 4-6-76.
Victor Liberatore, Scranton Road, Washington Street
Zoning Board of Appeals 4-6-76.

TABLED ITEMS:

Robert Loomis - Mobile Camping Park, Milestrip Road.

TOWN OF HAMBURG PLANNING BOARD MINUTES

3-24-76

The Town of Hamburg Planning Board met in regular session on Wednesday, 3-24-76 at 7:30 p.m. Presiding was Chairman Recla and others present were Mrs. Sherwood, Mrs. Howes, Mr. Corcoran, Mr. McKenna, Attorney Benzinger, Consultant Dawson, Building Inspector Lauchert, Councilman Schlehr and Mrs. Beale, stenographer. Councilwoman Wicks was present for part of the meeting. Absent: Mr. Will and Mr. Cook.

Motion was made by Mrs. Howes to approve the minutes of March 10, 1976; seconded by Mr. Corcoran. Carried.

ROUNDTREE VILLAGE SUBDIVISION - PHASE I - HOWARD ROAD:

Mr. Dennis Perry of Marrano Enterprises, Inc. and Mr. Gerald Gertis of Tallamy, Van Kuren, Gertis and Thielman appeared before the Board regarding the required side yard setbacks as stipulated in the Zoning Code. In an R-4 District, the Code now requires 5' minimum and total of 20' in side yard setback requirement. Mr. Dennis Perry stated with the present Code requirement building flexibility is almost negligible and other surrounding towns require a 5' minimum and a total of 15' in side yard setbacks in their Town Zoning Codes.

Chairman Recla informed Mr. Perry and Mr. Gertis that the Planning Board is in the process of revising the Town Zoning Code and the side yard setback requirements would be discussed in executive session.

The side yard setback requirement was discussed in executive session and the Board agreed they would recommend a 5' minimum and a total of 15' in side yard setback in the new ordinance.

The question of recreation area was also discussed as there is no recreation area in Phase I. The question of charging \$50.00 per dwelling unit, payable at the time the building permit is issued, was discussed regarding Phase I. There was some question as to an agreement made with the original developer regarding the recreation area and Councilman Schlehr informed the Board he would check the Town Board minutes and submit the correct information to the Planning Board regarding same.

NORM CASTINE - COMMERCIAL BUILDING - MAELOU DRIVE:

Mr. Norm Castine appeared before the Board and informed the Board he has a purchase contract on a lot on Maelou Drive: 100' frontage x 140' rear; 190' easterly side line, 195' westerly side line. Mr. Castine stated he intends to construct a commercial building on this lot which will be a retail beer store. This lot is zoned Highway Commercial and applicant was informed he must submit a Site Plan to the Planning Board.

Building Inspector Lauchert gave Mr. Castine a copy of the Development Check List to be followed in submitting a Site Plan.

STS. CYRIL & METHODY MACEDONIAN CHURCH, LAKE AVENUE:

Mr. Frank J. Mathews, P.E. appeared before the Board with the Building Chairman and Assistant Building Chairman of the Macedonian Church. (Svetko Fotevski, President; Lubin Nechovski, Bldg. Chairman)

Chairman Recla read a letter dated 3-16-76 from Frank J. Mathews to the Planning Board stating: "Attached are nine copies of the proposed future parking area for the subject parish, designed for 108 cars with a typical space of ten feet by twenty feet per car."

"Because of present financial hardships being encountered by this small church group, no other building on this property is expected in the foreseeable future."

"The Manufacturers and Traders Trust Company has unofficially promised the parishioners an additional loan of \$25,000.00 to finish up the inside and outside work such as ceiling work, ventilation, interior decoration, outside lighting and parking lot work."

"The outside lighting will consist of mercury flood lights attached to the top of the corners and middle portion of the existing building roof top."

"By referring to the 'notes' in the center of the sheet, you will see a symbol denoting the existing grade and the proposed finished elevation and grade of the parking area."

"It is the parish's intention with your permission, to use the creek that flows through and divides their church property into two parts as a receiver of the surface water. Fortunately, the area has a natural slope to the creek that makes following the contour of the land an easy and practical task."

The Buffalo Slag Corporation has made a commitment for giving some free slag and chinking material to the parish if they provide their own hauling. A budget cost figure has been received by the parish for installing the lot as outlined on the attached sheet." "This projected cost was used when negotiating the new loan with the bank."

"The officers of the parish would be pleased to meet with you at your convenience to answer any other questions. It would be appreciated if this proposed layout is forwarded to the Town of Hamburg Building and Planning Committee for their next meeting."

The Planning Board reviewed the revised Site Plan and Chairman Recla informed Mr. Mathews it will be necessary to request re-zoning back 300' from Lake Avenue to General Business in order to permit parking in front of the building as shown on the Site Plan.

MACEDONIAN CHURCH, LAKE AVENUE - Cont'd.:

Mr. Mathews was informed the Board would discuss the revised Site Plan and advise him of their decision on same.

Letter sent to Mr. Mathews on 3-25-76 advising him it will be necessary to request re-zoning back 300' from Lake Avenue to General Business to permit parking as shown on the Site Plan.

Also, advised the following information must be shown on a revised Site Plan:

"Cross-section of paving (the Planning Board will permit the finished coat of paving to be completed within a two (2) year period.

Drainage: show all receivers; must pipe underground to creek.

Lights in parking lots: must be mounted to shine toward building, not toward street.

Curbs: curbs must be shown around entire parking area; poured concrete in curved areas, pre-cast in other areas.

Trees: no trees are to be removed larger than 8" in diameter.

Fill: no fill will be permitted closer than 100' from the center line of creek."

In view of the above, applicant must submit a revised Site Plan to the Planning Board.

A copy of the revised Site Plan submitted 3-24-76 was submitted to the Engineering Department requesting their recommendations regarding drainage for the parking area shown on the plan.

BAYVIEW ROAD, BEETOW DRIVE - SKETCH PLAN - SUBDIVISION

Richard Skop, P.E. and Mr. Ben Nicosia, owner/developer of the above property appeared before the Board and submitted a Sketch Plan covering 10 acres with a layout of forty-one (41) lots.

The Board discussed with Mr. Skop and Mr. Nicosia the fee of \$50.00 per dwelling unit, payable at the time the building permit is obtained, in lieu of recreation land deeded to the Town.

Chairman Recla informed Mr. Skop and Mr. Nicosia the Sketch Plan would be discussed in executive session.

Building Inspector Lauchert informed Mr. Skop and Mr. Nicosia that they are to resubmit a plan with a temporary turn around; a plan with a cul-de-sac and a plan showing the proposed road to the paper street (Morlock), at the end connecting to South Park Ave.

Regular meeting adjourned at 10:45 p.m.; motion to adjourn made by Mrs. Sherwood, seconded by Mrs. Howes. Carried.

After the close of the regular meeting, the sub-committee worked on the Proposed Town Zoning Ordinance.

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

Next regular meeting: 4-14-76
7:30 p.m.