

TOWN OF HAMBURG PLANNING BOARD MINUTES

3-26-75

LEONARD PRIOLETTE  
5596 LAKE SHORE ROAD

SITE PLAN REVIEW.  
SUBMIT SITE PLAN TO THE  
TRAFFIC SAFETY BOARD.

OFF-TRACK BETTING & RESTAURANT  
LAKE SHORE ROAD, WOODLAWN

TABLED - ATTORNEY TO  
CHECK STATE LAW & POLICY.

JOHN McKENNA, ESQ.  
EAST LANE & ROUTE 5

TWO LOT SUBDIVISION  
BLDG. DEPT. TO CHECK  
RECORDS.

MICHAEL ARCHANGEL  
HOWARD ROAD

ROUNDTREE VILLAGE  
REVISE SKETCH PLAN

WATERFALL VILLAGE  
HOWARD ROAD

LAYOUT OF REAR PORTION  
OF MOBILE HOME PARK  
APPROVED.

HAMBURG TOWNSHIP POST 1419 VFW  
Re: 3432 OLD LAKE VIEW ROAD

LETTER TO TOWN BOARD  
RECOMMENDING AMENDING  
ZONING ORDINANCE.

JACK BECKER  
HODGSON, BECKER & OLDS

GREEN ESTATE SUBDIVISION  
PUBLIC HEARING - 4-30-75.

WAYFARERS CLUB  
ROGERS ROAD

NONCONFORMING USE.  
ZONING BOARD OF APPEALS.

VICTOR LIBERATORE  
ISLAND ACRES

McKINLEY PARKWAY  
MOTEL-RESTAURANT  
NOT ZONED PROPERLY.

VICTOR LIBERATORE  
LIBERTY PARK

SCRANTON ROAD  
NOT PROPER LOT DEPTH.

JAMES LaCURTO  
CAMP ROAD

SITE PLAN REVIEW  
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

3-26-75

The Town of Hamburg Planning Board members met in regular session on Wednesday, 3-26-75 at 7:30 p.m. Presiding was Chairman Weinheimer and others present were Mr. Sipprell, Mr. Recla, Mr. Schlehr, Mrs. Howes, Attorney Benzinger, Building Inspector Lauchert, Consultant Dawson, Councilman Wicks, Town Engineer Bill Harris and Mrs. Beale, stenographer. Absent: Mr. Will and Mrs. Sherwood.

Minutes of the meeting of 3-12-75 were approved on motion by Mr. Recla; seconded by Mr. Sipprell. Carried.

LEONARD PRIOLETTE - 5596 LAKE SHORE ROAD

Mr. Leonard Priolette appeared before the Board; also Mr. William Scott, Architect and Mr. Norm Downer, Builder. Mr. Priolette advised the Board he is purchasing an additional thirty-five feet adjoining his property toward Glendale, making the total frontage 70'.

Mr. Priolette appeared before the Zoning Board of Appeals on 3-4-75 and was granted a 10' variance on the south side line setback and use of existing nonconforming building.

The Site Plan covering the above will be submitted to the Traffic Safety Board for their recommendation. Upon receipt of reply from Traffic Safety Board, action will then be taken by the Planning Board on this application.

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

Attorney James Shaw called Attorney Joseph Benzinger during the Planning Board meeting and advised him that he has not received a reply from Albany regarding State Law and Policy covering O.T.B., therefore, this application was tabled by motion made by Mr. Sipprell; seconded by Mr. Schlehr. Carried.

TWO LOT SUBDIVISION - EAST LANE AND ROUTE 3

John McKenna, Attorney for Mrs. Meyer, owner of property at the above address, appeared before the Board and advised the Board his client wants to sell the garage apartment and lot on which it rests. Attorney McKenna stated this property was cut up into two lots in 1970 and was requesting the Board's opinion as to the proper procedure to be followed.

Building Inspector John Lauchert advised the Board he would have his department check the records on file covering this property and will report such findings back to the Planning Board.

ROUNDTREE VILLAGE - HOWARD ROAD

Mr. Michael Archangel, Mr. Harold Dorn, Developer and Attorney Donald McKenna appeared before the Board regarding the above subdivision.

The Hamburg Traffic Safety Board returned a copy of the Sketch Plan recommending that the driveways of homes across from T-intersections be placed so traffic entering intersection will not mistake driveways for a continuation of the roadway traveled on. All drives should be offset as designated on the plan. Parking restriction on fire hydrant side is recommended. Estimate of cost follows: 90 signs at \$14.00 per sign and post, not including labor - \$1260.00. Stop signs necessary - 12 at \$30.25 per sign and post - \$363.00, labor extra. The above installations should be absorbed at builder's expense.

The Environmental Committee submitted a letter stating they find no real fault with the proposed subdivision. However, some soils to the north of Howard Road have prolonged wetness, a high water table and are considered undesirable for building. Total drainage from the entire subdivision, north and south of Howard Road, could be a problem. They suggest that the developer and the Planning Board contact Mr. Fran Zaik of the Soil Conservation Service, 21 South Grove Street, East Aurora, New York 652-8480 for detailed information and recommendations before approval is given.

Letter received from Alan Greenfield, Director of Recreation was read at the Planning Board meeting of 2-26-75 and the content of same shown in the minutes of 2-26-75.

Motion was made by Mr. Schlehr; seconded by Mrs. Howes to advise applicant to revise plan as follows: Park Area to be changed to read "Deeded to the Town of Hamburg; five (5) lots located on south east and southwest corner of now labeled Park Area to be Deeded to the Town of Hamburg plus 20' strip north of these lots, all to be used as access to portion Deeded to the Town of Hamburg (these are so marked on plan in file); Green Area south of Howard Road to be labeled "Deeded to the Town of Hamburg with 20' access strip to the east and south of same also marked on plan in file. Applicant to submit entire Subdivision Plan designating Phase I before Public Hearing can be scheduled, plus Legal Description, also cul-de-sac's to be shown and thru street connection on westerly side of subdivision. Motion carried.

WATERFALL VILLAGE - HOWARD ROAD - MOBILE HOME PARK

Mr. Lee Burger and Richard J. Skop, P.E. appeared before the Board with a Site Plan showing the layout of the rear portion of the Mobile Home Park. Mr. Burger advised the Board that Part II consists of 27 lots with a minimum lot size of 5100 sq. ft., total area of Part II: 4.6 acres.

Board members examined the Site Plan submitted and motion was made by Mr. Recla to accept same; seconded by Mr. Sipprell. Carried.

HAMBURG TOWNSHIP POST 1419 VFW - Re: 3432 Old Lake View Road

Several members of the above VFW Post were present and informed the Board they are interested in purchasing property at the above address to be used by their Club. This property is in a R-F District and under the present Zoning Ordinance, a VFW Lodge is not a permitted use.

Motion was made by Mr. Schlehr to send a letter to the Town Board stating that because of the change that will be made in our future ordinance allowing a club as a permitted use in an R-F District, the Planning Board recommends that the Town Board amend the present Zoning Ordinance to allow a club or lodge operated by a membership organization and for the benefit of its members only as a permitted use in the existing R-F District; motion seconded by Mrs. Howes. Carried.

JACK BECKER - GREEN ESTATE SUBDIVISION - 7099 OLD LAKE SHORE ROAD

Mr. Jack Becker submitted surveys and Legal Descriptions of Parcel "B" and Parcel "C" covered by Subdivision Plat consisting of two lots owned by John R. Green Trust "B", the Trustees of which are the Manufacturers & Traders Trust Company and J. Clement Johnston, being part of Lot No. 48, Township 9 and Range 8, Town of Hamburg, County of Erie and State of New York. Chairman Weinheimer advised Mr. Becker that a Legal Notice of this Subdivision Plat would be published and a Public Hearing scheduled for the Planning Board meeting of 4-30-75 at 8:00 p.m.

Motion was made by Mr. Sipprell to accept the Two Lot Subdivision for publication for Public Hearing; seconded by Mr. Recla. Carried.

WAYFARERS CLUB - ROGERS ROAD

Mr. Morgan Bowen appeared before the Board and other members of the Wayfarer's Club were present, and informed the Board they want to expand their present building.

Chairman Weinheimer informed Mr. Bowen that since this is an addition to a nonconforming use, they must apply to the Zoning Board of Appeals.

ISLAND ACRES - MCKINLEY PARKWAY

Mr. Victor Liberatore appeared before the Board and discussed the possibility of building a Motel-Restaurant on property on McKinley Parkway between Burke and Allendale. He advised the Board he has done extensive research on a proper location for this type development. This would involve the property on the westerly side of McKinley Parkway.

The property in question as shown on the Proposed Land Use Plan is designated for low density single family development, therefore, the Planning Board members advised Mr. Liberatore that a Motel-Restaurant would not be allowed in this particular location and suggested applicant find a location in the Town of Hamburg where this type development is allowed.

LIBERTY PARK - SCRANTON ROAD

Mr. Victor Liberatore informed the Board of his proposed plans for property on Scranton Road and stated a development now under construction on Indian Church Road in West Seneca is the same type development he would like to construct on Scranton Road.

As Mr. Liberatore had informed the Board this development would have a private street, the Board as discussed at previous meetings, hold to their original decision that this property does not have the proper width for this type development.

JAMES LaCURTO - CAMP ROAD

Mr. James LaCurto was present at the Board meeting and was advised of the following:

The Engineering Department requests the sanitary sewer and manhole lines be shown with manhole invert; show lateral location and specify bore details; show existing grade elevations at property lines and corners and show existing water line and proposed service, also topo requested.

The Traffic Safety Board: suggests this site plan be referred to DOT re drive locations on Route 75. As this may change parking and internal movement, the Traffic Safety Board will review again if necessary.

JAMES LaCURTO - CAMP ROAD, Cont'd.:

DOT: one driveway, 25' wide, southerly end of property as sketched out on map by DOT; 4" A.C. between edge of pavement and right-of-way; show size of driveway pipe and slope of drive to be  $\frac{1}{2}$ " per foot away from edge of pavement.

Applicant advised to submit revised Site Plan in view of listed recommendations from Engineering Department, Traffic Safety and DOT.

FOUR LOT SUBDIVISION- NORTH CREEK ROAD & STAFFEHL DRIVE

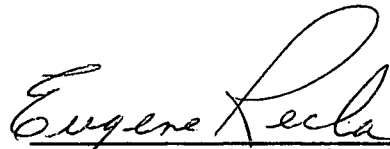
Public Hearing held at the Planning Board meeting of February 26, 1975.

Motion was made by Mr. Recla to approve this Four Lot Subdivision owned by A. C. Marrano and others; seconded by Mr. Sipprell. Carried.

CORRESPONDENCE

Chairman Weinheimer received a letter, dated 3-17-75 from the Boston Planning Board, William G. McGee, Chairman, regarding a joint evening meeting be held at the Boston Town Hall for the purpose of formulating ways and means to create effective and efficient liaison, coordination and cooperation. The suggested date for this meeting was April 24, 1975. Letter sent in reply dated 3-31-75 advising Mr. McGee that the suggested date of April 24th was agreeable with Chairman Weinheimer.

Meeting adjourned at 12:10 a.m.



Eugene Recla, Vice Chairman  
Town of Hamburg Planning Board

Next regular meeting: 4-16-75