

INFORMATIONAL MEETING

REVISIONS TO THE LAND USE PLAN

4/3/76

The informational meeting concerning revisions to the Land Use Plan was held at Hamburg Town Hall, S.6100 South Park Avenue, Hamburg, New York on 4/3/76 at 10:00 a.m. The following Town officials were present: Councilwoman Wicks, Councilman Schlehr, Councilman Wardzinski and Building Inspector Lauchert. Town of Hamburg Planning Board members present: Chairman Recla, Mrs. Sherwood, Mr. Cook and Consultant Dawson. Approximately nineteen (19) other individuals were present.

The meeting was opened by Chairman Recla and the following revisions were explained by Chairman Recla:

1. The area from the Snyder Tank Company on the west side of Route 5, north to and including the Bethlehem Steel Company office building; changed from Industrial to Business. The Penn Dixie complex, approximately forty-five (45) acres, and the proposed site of the South Towns Disposal Plant to be changed from Industrial to Municipal Utility land use. Changes surrounding the Penn Dixie Plant were explained. Changed from heavy industry to show proposed site of new sewage treatment plant and office building of Bethlehem Steel.

2. Correctly relocated the Mount Vernon Plaza business zone three hundred ninety (390) feet to the north and increased the business zone depth by fifteen (15) feet. Explained there was an error on County Land Use Map. Building Inspector Lauchert explained the plaza is being extended one hundred fifty (150) feet deep instead of one hundred twenty (120) feet deep and it will be necessary for the merchants to apply for re-zoning in order to use the additional thirty (30) feet.

3. Changed from Residential-Agricultural to Business a strip three hundred (300) feet in depth and approximately fifteen hundred (1500) feet in length in the vicinity of the Village of Hamburg Disposal Plant on Lakeview Road. Changed from Residential-Agricultural to Business a strip of equal length and depth on the opposite side of Lakeview Road. Explained Residential development not suitable near a sewage treatment plant.

4. Changed from Single-Family Residential to Mixed Density Residential a strip of land between the present Mile Strip Road and the proposed new Mile Strip Road between McKinley Parkway and Abbott Road. This was changed to reflect present use, mixed residential (one and two-family use).

5. Changed from Single-Family Residential to Business a twenty (20) acre parcel of land on the west side of McKinley Parkway extending north approximately nine hundred (900) feet and west to the New York State Thruway. The adjacent land to the north and the land to the south extending to the Business area at McKinley Parkway and Big Tree Road, changed from Single-Family Residential to Mixed Density Residential. Changed to reflect surrounding area. Included in this

change is a twenty (20) acre parcel, backing up to electrical wires, for commercial development.

6. Changed from Residence-Restricted to Business a strip of land on the northern side of Southwestern Boulevard five hundred (500) feet in depth and approximately seven hundred (700) feet in length extending from the D&L Railroad right-of-way to the designated Business area on Southwestern Boulevard and South Park Avenue. Changed from Residence-Restricted Business to Business a strip of equal length and to a depth of three hundred (300) feet on the opposite side of Southwestern Boulevard. This change was made to reflect a re-zoning of the Town Board; extension of Business District to include recently re-zoned property.

7. Changed from Mixed Density Residential to Business a strip along the easterly side of McKinley Parkway adjacent to the Fairgrounds, a length of approximately twenty-two hundred (2200) feet to a depth of two hundred (200) feet. Changed to Business since this area is not suitable for residential development because of its proximity to the racetrack and stables.

The following comments were made by residents present at this meeting:

Mrs. Hippele of 20 Morgan Parkway objected to the 30' extension into residential property regarding the Mount Vernon Plaza, increase in business zone depth, because it would affect her property.

Mr. Michael Fitzgerald of 219 Clifton Parkway asked about a by-pass for Route 5. Chairman Recla informed Mr. Fitzgerald that this has not been considered as yet by the Planning Board but will be discussed when time permits.

Mr. Forbush asked for an explanation of how the Zoning Map would relate to the Land Use Map. Consultant Dawson explained that the Zoning Map would closely parallel the Land Use Map but the Zoning Map will reflect current use in developed areas.

Mr. Warren Kleis asked about the property near the racetrack. Mr. Burgwardt of 5559 McKinley Parkway stated he would like to see the land between Quinby Drive and Clark Street in a Business Zone because of its proximity to the racetrack.

Mr. Tom Blaine asked for clarification of the Zoning Map. Consultant Dawson replied that some areas may remain zoned rural in sewerred areas even though the Land Use Map may show another use.

Mr. George Marshall asked about the open areas (Open Space Reservation). How could they be developed after the Zoning Map is passed? Consultant Dawson referred him to provisions in the Zoning Ordinance whereby agricultural uses will be allowed and Single-Family Residence with a minimum requirement of two (2) acres will be allowed in Open Space Reservation areas which regulations are similar to those proposed for the Estate District.

Mr. Victor Dold of 165 Durham Road asked for names, occupations and remuneration of Planning Board members. Councilman Schlehr informed Mr. Dold he would furnish him with this information. Mr. Dold also objected to extension of Mt. Vernon Plaza.

Meeting adjourned at 10:55 a.m. Informal discussion followed.

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

KS/sfb

Subsequent to this meeting, the Planning Board changed 30' extension to 15' (page one, no. 2) Mt. Vernon Plaza) and adopted Mr. Burgwardts suggestion regarding easterly side of McKinley Parkway adjacent to the Fairgrounds (page two, no. 7).