

TOWN OF HAMBURG PLANNING BOARD MINUTES

4/14/76

ACTIONS TAKEN:

PROPOSED SUBDIVISION
RICHARD SKOP
JACK KIEFFER

BAYVIEW ROAD, BEETOW DRIVE
THREE (3) SKETCH PLANS
SUBMITTED-APPROVED SKETCH II.

FOUR SEASONS SUBDIVISION
SOWLES ROAD
MICHAEL ARCHANGEL

PHASE II - CUT TO 18 LOTS.
APPROVED SUBJECT TO ENGINEER-
ING DEPARTMENT APPROVAL.

MACEDONIAN CHURCH
LAKE AVENUE
FRANK MATHEWS

REVISED SITE PLAN.
REFERRED TO ENGINEERING DEPT.

COMMERCIAL BUILDING
MAELOU DRIVE
NORM CASTINE

SITE PLAN SUBMITTED, MUST
SUBMIT REVISED SITE PLAN
WITH ADDITIONAL INFORMATION.

RE-ZONING APPLICATION:

SAINTS CYRIL & MATHODY MACEDONIAN AMERICAN ORTHODOX CHURCH COVERING
PROPERTY AT NO. 4785 LAKE AVENUE, BLASDELL, NEW YORK (300' DEEP)
FROM R-F TO GENERAL BUSINESS, REFERRED FROM TOWN BOARD.

PLANNING BOARD RECOMMENDS TO TOWN BOARD RE-ZONING ABOVE TO GENERAL
BUSINESS AS THIS CONFORMS WITH THE LAND USE PLAN AND IS IN CHARACTER
WITH ADJACENT NEIGHBORHOOD.

PENDING ITEMS:

Victor Liberatore, South Park and Sprague Avenue
Zoning Board of Appeals 4/6/76
Granted necessary variances.

Victor Liberatore, Scranton Road, Washington Street
Re-zoning to R-M approved by Town Board.
Zoning Board of Appeals 4/6/76 - Tabled.
Final Site Plan must be approved by Town Board
(re Town Board minutes of March 8, 1976.)

TABLED ITEMS:

Robert Loomis - Mobile Camping Park, Milestrip Road.

TOWN OF HAMBURG PLANNING BOARD MINUTES

4/14/76

The Town of Hamburg Planning Board met in regular session on Wednesday, 4/14/76 at 7:30 p.m. Presiding was Chairman Recla and others present were Mrs. Sherwood, Mr. Will, Mrs. Howes, Mr. Cook, Mr. McKenna, Attorney Benzinger, Consultant Dawson, Councilman Schlehr and Mrs. Beale, stenographer. Absent: Mr. Corcoran, Building Inspector Lauchert and Town Engineer Harris.

Motion was made by Mrs. Howes to approve the minutes of 3/24/76; seconded by Mrs. Sherwood. Carried.

Chairman Recla read letter from Building Inspector Lauchert explaining the reason for his absence and his comments to the Board covering the agenda of 4/14/76. Chairman Recla also read letter from Attorney Benzinger re Assembly Bill #9185 (copy attached), received and filed.

Consultant Dawson requested a special meeting Saturday, 4/17/76 to review additional pages re proposed Zoning Ordinance; also sign regulations. The following Saturday, 4/24/76, will review balance of text.

SUBDIVISION - BAYVIEW ROAD & BEETOW DRIVE

Richard Skop, P.E. appeared before the Planning Board; also Mr. Jack Kieffer, owner of the property and submitted three (3) sketch plans of the proposed subdivision: Sketch I, showing the proposed road to the paper street (Morlock); Sketch II, showing permanent turn-around and Sketch III, showing temporary turn-around.

The Planning Board reviewed the three (3) sketch plans submitted and approved Sketch II: 40 lots; permanent cul-de-sac. Motion was made by Mrs. Sherwood to approve Sketch II; seconded by Mrs. Howes. Motion carried: 4 yes, 2 no: Mr. Cook, Mr. Will.

Richard Skop, P.E. and Mr. Jack Kieffer will be notified to submit a Preliminary Plan to the Planning Board using the approved Sketch II.

FOUR SEASONS SUBDIVISION - SOWLES ROAD - PHASE II

Mr. Michael Archangel appeared before the Board and submitted Four Seasons Subdivision Plan and requested approval to cut Phase II to eighteen (18) lots (as shown in red on plan submitted). Mr. Archangel informed the Board because of the long time schedule already involved, much longer than originally expected, they want to link existing two (2) dead-end roads so prospective customers can drive thru instead of having to turn around as is the case at the present time. Mr. Archangel also stated he had discussed this plan with the Town Engineering Department and they see no problem with the utilities.

This request was discussed in executive session and the Board agreed Phase II could be cut to eighteen (18) lots.

Motion was made by Mr. Will to grant permission to the developer to cut Phase II to eighteen (18) lots as outlined in red on plan submitted, subject to Engineering Department approval; seconded by Mrs. Sherwood. Carried.

MACEDONIAN CHURCH - LAKE AVENUE - SITE PLAN (REVISED)

Mr. Frank Mathews appeared before the Board and submitted a revised Site Plan.

The Board examined and reviewed the revised Site Plan and found all requested additional information had been shown.

Mr. Mathews inquired about the re-zoning application covering this property (300' deep) from R-F to General Business and was informed the Planning Board would send their recommendation to the Town Board recommending re-zoning to General Business as this conforms with the Land Use Plan and is in character with the adjacent neighborhood.

Mr. Mathews was also informed the revised Site Plan would be submitted to the Engineering Department for their recommendations or approval.

COMMERCIAL BUILDING - MAELOU DRIVE

Mr. Norm Castine, owner of the property in question appeared before the Board; also Mr. Jack Becker, realtor and submitted a Site Plan. The Board informed Mr. Castine the plan submitted was very incomplete and was advised the Board would discuss same in executive session and a letter would be sent to Mr. Castine informing him of the additional information that must be shown on a Site Plan.

Letter dated April 15, 1976 to Mr. Norm Castine, 600 Cayuga Road, Cheektowaga, New York requesting the following information be shown on a revised Site Plan:

1. Thirty-one (31) parking spaces must be shown on the plan.
2. Cross-section of paving.
3. As this property will be served by a septic system which must be approved by the Erie County Health Department, location of leach field must be shown on the plan.
4. Location map.
5. Proper name of street.
6. One (1) access driveway; minimum 25'.
7. Elevations for drainage and location of receivers in parking lot must be shown on plan.
8. Curbing must be shown on plan: poured concrete in curved areas and pre cast in straight areas.
9. If a sign is to be erected, location must be shown on plan.
10. Additional green area in front.
11. Refer to Zoning Code: § 29-21, G. Design requirements for off-street-parking: (3).

OTHER ITEMS:

Roundtree Village Subdivision, Phase I, Howard Road, Hamburg, New York, Chairman Recla asked Councilman Schlehr if he had checked the Town Board minutes regarding recreation area or charging \$50.00 per dwelling unit for Phase I and Councilman Schlehr said the Town Board feels since there is no recreation area in Phase I, the \$50.00 per dwelling unit should be charged for each lot in Phase I.

OTHER ITEMS, CONTINUED:

On a motion by Mr. Cook and seconded by Mrs. Sherwood, the Planning Board unanimously approved the following amendments to the 1974-1990 Proposed Land Use Plan: (motion carried.)

A. 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.

B. 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.

C. 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.

D. 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.

E. 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.

F. 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.

G. 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.

BETHEL ESTATES -SENIOR CITIZENS HOUSING DEVELOPMENT:

Chairman Recla read letter from Mr. Chason dated 4/6/76 as follows: "As per attached plan, please note, if the Town changed their minds about our deeding the land to you, please confirm in writing. As you know, at the last Planning Board meeting we had, the Town insisted and I agreed to deed this land to the Town. It is on the record. So please confirm any change in writing as quickly as possible as our final plans are now in process."

The Planning Board minutes of 11-13-74 were checked regarding Bethel Estates which motion covering Site Plan submitted that date read as follows: "motion was made by Mr. Spittler to grant Preliminary Site Plan Conditional Approval contingent on the following being furnished: topographical and drainage map, key location map, landscaping drawings, dedication of the stream, plus 50' on either side which can be included in the required 10% of the total acreage that is to be dedicated to the Town of Hamburg; seconded by Mr. Sipprell. Carried.

Attorney Benzinger recommended Mr. Chason be advised to show the area outlined on the map attached to the above mentioned letter of 4/6/76 as open space, dedicated to the Town of Hamburg.

The regular meeting was adjourned at 11:04 p.m.; motion made by Mr. Will, seconded by Mr. Cook. Carried.



ARTHUR WILL, SECRETARY
TOWN OF HAMBURG PLANNING BOARD

Next regular meeting: 4/28/76
7:30 p.m.