

TOWN OF HAMBURG PLANNING BOARD MINUTES

4-16-75

ACTIONS TAKEN

OFF-TRACK BETTING
AND RESTAURANT
LAKE SHORE ROAD-WOODLAWN

WRITTEN DIRECTIVE TO BE
SUBMITTED BY ATTORNEY
JOSEPH BENZINGER BEFORE
SITE PLAN IS SIGNED.

WILLIAM G. SCHIFERLE
VERSAILLES PLANK ROAD
R-F - R-4 REZONING

REVISE APPLICATION TO
READ: FROM R-F to R-2
FIRST 500' OFF VERSAILLES
PLANK RD., BALANCE TO R-4.

JAMES LOCURTO
CAMP ROAD

APPROVED SITE PLAN CONTINGENT
ON ENGINEERING DEPARTMENT
APPROVAL.

WALTER STEFFAN
CAMP ROAD

TABLED UNTIL COMMENTS ARE
RECEIVED FROM APPROPRIATE
COMMITTEES & APPLICANT TO
CONFORM SITE PLAN TO PROPER
PROCEDURE.

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

4-16-75

The Town of Hamburg Planning Board members met in regular session on Wednesday, 4-16-75 at 7:30 p.m. Presiding was Vice-Chairman Recla and others present were Mr. Sipprell, Mr. Will, Mr. Schlehr, Mrs. Sherwood, Mrs. Howes, Attorney Benzinger, Building Inspector Lauchert, Consultant Dawson, Town Engineer Harris, Assistant Town Engineer Geiger and Mrs. Beale, stenographer. Absent: Chairman Weinheimer.

Minutes of the meeting of 3-26-75 were approved on motion by Mr. Schlehr; seconded by Mrs. Howes. Carried.

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

Mr. James Gleason, Attorney John McKenna and Mr. Bowen, Contractor-BUILDER appeared before the Board and submitted a revised Site Plan. The proposed restaurant addition is now smaller allowing for a 5' setback from the rear property line.

Building Inspector Jack Lauchert advised the Board that the Zoning Board of Appeals at their meeting of 4-1-75 granted a 15' variance in the rear yard building setback.

Attorney Benzinger is inquiring into the use within the District of General Business and was given a Memo of Law by Attorney McKenna. Attorney Benzinger informed the Board he will check the information given him by Attorney McKenna and will submit a written directive to the Board at his earliest convenience.

Motion was made by Mr. Will to approve the revised Site Plan and designate Vice Chairman Recla to sign same after the written directive is received from Attorney Benzinger; motion seconded by Mr. Schlehr. Carried. (4 yes - (2) no - Mr. Sipprell, Mrs. Sherwood.)

REZONING APPLICATION - WILLIAM G. SCHIFERLE

This rezoning application was referred to the Planning Board by the Town Board and covers 85+ acres on Versailles Plank Road, north of the intersection of Versailles Plank Road and Lake View Road. Petitioner is requesting this property be rezoned from R-F to R-4.

Mr. William G. Schiferle appeared before the Board with Attorney Anthony Colucci and Mr. Gertis of Conable, Sampson, Van Kuren, Huffcut and Gertis.

Board members in reviewing this rezoning application, in view of the Land Use Map designation covering this property, suggested applicant change the application to read as follows: R-F to R-2 first 500' off Versailles Plank Road and the balance of acreage to R-4.

Motion was made by Mr. Schlehr to have Building Inspector Lauchert notify petitioner to request rezoning from R-F to R-2 for the first 500' off Versailles Plank Road and the balance of the acreage to R-4; seconded by Mrs. Sherwood. Carried.

JAMES LOCURTO - CAMP ROAD

Mr. LoCurto submitted a revised Site Plan for review. All information requested by the Board was shown on the revised plan. Mr. LoCurto advised the Board he will lease the proposed restaurant and there will be no beer or liquor sold from same.

The creek that originates on this property must go into the pipe which runs under the road and comes out the other side of Camp Road. Mr. LoCurto stated this creek runs from the back of the lot to the front and he will see that it runs into the existing pipe under the road.

All driveway entrance curbing is to be poured concrete, except bumper blocks.

Motion was made by Mr. Sipprell to approve revised Site Plan contingent on Engineering Department approval; seconded by Mr. Will. Carried.

WALTER STEFFAN - CAMP ROAD

Mr. Walter Steffan appeared before the Board with a Site Plan covering the above property. He advised the Board that his son Mark will be running this business; Hamburg Car Barn, selling used cars. Mr. Steffan advised the Board that one of the homes on this lot is still occupied and he is trying to purchase land on Dartmouth Street as he would like to move the one home that is in good condition. He is in the process of checking with the appropriate utility companies to get the price of moving their lines.

Consultant Dawson asked Mr. Steffan why he shows two separate driveways into this property. Mr. Steffan said because of the two houses on this lot there were two road cuts put in. Board members after discussion of the road cuts allowed advised Mr. Steffan the Site Plan would have to be submitted to the State Highway Department for their recommendation. Also, Mr. Steffan was advised that all Site Plans have to be submitted to the Traffic Safety Board, the Environmental Committee, the Industrial Committee, the Engineering Department, Conservation Committee and the Fire Department in this particular district and their comments and remarks will be received prior to the Planning Board meeting of 4-30-75.

Mr. Steffan was given a copy of the DEVELOPMENT CHECK LIST and advised he must conform to the procedure outlined on same.

Motion was made by Mrs. Sherwood to table this application until applicant conforms with procedure outlined in the Development Check List and comments are received from the above named committees; seconded by Mrs. Howes. Carried.

CORRESPONDENCE

Memorandum dated March 18, 1975 (stamped received by Town of Hamburg Planning Board 4-16-75) from William R. Harris, P.E. Town Engineer to the Building Department, re: Site Plan, Tops Plaza, McKinley & Southwestern (Phase I): "The Site Plan should be reviewed by both the State D.O.T. (Southwestern Blvd.) and the County Highway Department (McKinley Pkwy.) as to drainage and connections to highway. You will note a drainage connection with the Southwestern Blvd. ditch; also, McKinley is a divided highway at their proposed connection."

"The details of the sanitary sewer connection should be approved by Erie County Sewer District No. 3; also, a check should be made as to the availability of the sewer connection. (We have no information on this.)"

"As we have advised their architects, the layout of the existing water lines should be corrected. Also, we will need complete engineering drawings of the proposed 10" water line for review and approval by our office, the Erie County Health Department and the Erie County Water Authority."

Memorandum dated March 24, 1975 (stamped received 4-27-75) from William R. Harris, P.E., Town Engineer to the Building Dept.: "Reference is made to Plot Plan of the proposed Off-Track Betting unit and Restaurant, revised 3-7-75, by Viestarts Racenis, Architect, which was referred to this office."

"It is felt that the proposed new 6" sanitary sewer lateral should be approved by the Woodlawn Sewer District; that the two entrances on the Hamburg Turnpike should be approved by the State D.O.T.; that the proposed entrance to Lakeview Avenue should be approved by the Town Highway Department."

"To the best of our knowledge the only existing storm sewer on Lakeview Avenue is an old six inch line in questionable condition. It is suggested that the Architect investigate the possibility of extending the six inch storm sewer to the Hamburg Turnpike. We have no information as to what storm facilities the State has along the Turnpike."

"It is assumed that suitable public water service is available."

Letter dated 4-10-75 (stamped received 4-15-75) to: Town of Hamburg Planning Board from Ainsley Rockwood, Conservation Advisory Council, re: Waterfalls Village Inc. Mobile Home Park - Part II: "The area involved for Part II is a forested region and since only 12% of the Town of Hamburg is forested, we feel that the destruction of this woodland will be a loss to the Town. We realize that this project is probably unavoidable, but this strengthens our position that Open Space woodlands designated on the Master Plan must be preserved. We also feel that the developer should leave as many trees standing as possible."

CORRESPONDENCE CONTINUED:

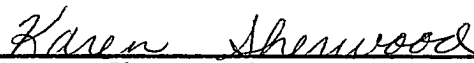
Planning Board minutes of 3-26-75 re Roundtree Village, letter from Environmental Committee suggesting we contact Mr. Fran Zaik of the Soil Conservation Service, 21 South Grove Street, East Aurora, New York regarding drainage. Letter written by John J. Lauchert, Building Inspector dated 4-17-75 to Mr. Fran Zaik stating the Environmental Committee of the Town of Hamburg submitted a recommendation to the Hamburg Planning Board that some soils on the north side of Howard Road have prolonged wetness, a high water table and are considered undesirable for building and there could be a drainage problem north and south of Howard Road. Mr. Lauchert asked Mr. Zaik to submit any information or recommendations that he could regarding the above.

Building Inspector Lauchert informed the Board members that the Town Board discussed amending the Subdivision Regulations in order to charge a fee of \$75.00 for publishing the Notice of Public Hearing covering Subdivision Legal Descriptions.

Councilman Barbara Wicks had requested Jerry Geiger, Assistant Town Engineer to print copies of the map showing Town owned property; Mr. Geiger submitted copies of these maps at the Planning Board meeting, this date.

Mr. Geiger also informed the Board that the Industrial Committee had no comments on the Site Plan for James LoCurto, Camp Road or Wayfarers Club, Rogers Road and will submit this in written form.

Meeting adjourned at 10:42 p.m.



Karen Sherwood, Secretary
Town of Hamburg Planning Board

Next regular meeting: 4-30-75