

TOWN OF HAMBURG PLANNING BOARD MINUTES

4/28/76

ACTIONS TAKEN:

VICTOR LIBERATORE
SOUTH PARK & SPRAGUE
APARTMENT BLDG. & GARAGES

SITE PLAN REVIEW
ZBA APPROVAL 4/6/76
APPROVED SITE PLAN

VICTOR LIBERATORE
ISLAND ACRES
HIGHLAND, MCKINLEY, DORCHESTER

SUBMITTED SITE PLAN
INFORMATION ONLY.

PRELIMINARY PLAN-SUBDIVISION
BAYVIEW & BEETOW

MUST SUBMIT REVISED
PLAN AND LEGAL
DESCRIPTION.

PENDING ITEMS:

Victor Liberatore, Scranton Road, Washington Street
Zoning Board of Appeals 4/6/76 - Tabled.
Final Site Plan must be approved by Town Board.
Norm Castine,
Commercial Building, Maelou Drive
Must submit revised Site Plan.
Macedonian Church, Lake Avenue. Planning Board made recommendation
to Town Board regarding re-zoning (300' deep).

TABLED ITEMS:

Robert Loomis - Mobile Camping Park, Milestrip Road.

TOWN OF HAMBURG PLANNING BOARD MINUTES

4/28/76

The Town of Hamburg Planning Board met in regular session on Wednesday, 4/28/76 at 7:30 p.m. Presiding was Chairman Recla and others present were Mrs. Sherwood, Mr. Will, Mrs. Howes, Mr. Corcoran, Mr. McKenna, Attorney Benzinger, Consultant Dawson, Building Inspector Lauchert, Councilman Schlehr and Mrs. Beale, stenographer. Absent: Mr. Cook and William Harris, Town Engineer.

Motion was made by Mr. Corcoran to approve the minutes of 4/14/76; seconded by Mrs. Howes. Carried.

WILLOW RUN SUBDIVISION - PHASE III

Building Inspector Lauchert submitted plan of Phase III showing an additional lot as the final layout of Phase III did not conform with original plan submitted.

The Planning Board asked Mr. Lauchert to inform the developer to determine dimensions of lots in question and show same on a revised plan.

VICTOR LIBERATORE - SOUTH PARK & SPRAGUE

Mr. Victor Liberatore appeared before the Board and submitted a Site Plan for the proposed six-unit apartment building and nine garages and informed the Board the Zoning Board of Appeals had granted the necessary variances at their meeting of 4/6/76.

The Board asked Mr. Liberatore if the occupants of the Fountainbleu Apartments planned on parking on a portion of the property shown on the Site Plan submitted? Mr. Liberatore assured the Board the Site Plan would be completed as presented.

Motion was made by Mr. Will to approve the Site Plan as presented; seconded by Mr. Corcoran. Carried.

VICTOR LIBERATORE - ISLAND ACRES

The Site Plan for Island Acres Subdivision was presented by Building Inspector Lauchert at the meeting of 4/14/76; Site Plan was approved and signed by Chairman Recla.

Mr. Liberatore informed the Board he had submitted the Site Plan as per the request of the Planning Board showing his property in the McKinley Parkway, Allendale Parkway and Burke Parkway area all on one map for information only. Original plans had been submitted in separate sections and the above referenced Site Plan was submitted for clarification; showing all property on one plan. Mr. Liberatore also stated he has the Public Improvement Permit and Engineering Department approval.

SUBDIVISION - BAYVIEW & BEETOW

Richard Skop, P.E. and Jack Kieffer, owner/developer appeared before the Board and submitted a Preliminary Plan.

SUBDIVISION - BAYVIEW & BEETOW, CONT'D.:

Richard Skop, P.E. was informed a revised Plan must be submitted showing property across Bayview Road (on location map); must have Engineers seal and signature on plan; must remove line on plan into new street; must have name of street shown on plan and correct name of subdivision; must submit nine (9) copies of same and must submit Legal Description. Public Hearing will be scheduled when the above stipulations have been completed.

Check for \$75.00 brought in 4/29/76 by Mr. Jack Kieffer for publication of Legal Description and is on file in the Town Clerk's Office until revised Preliminary Plan is submitted.

VFW POST 1419 - LAKEVIEW ROAD

Resubmitted Site Plan with revision in parking layout. This does not reduce the number of parking places.

Motion was made by Mr. McKenna to approve the revised Site Plan as presented; seconded by Mr. Will. Carried.

ROUNDTREE VILLAGE SUBDIVISION - HOWARD ROAD

Letter of Credit received and filed; drawn under M&T Bank, issued in the amount of four thousand three hundred dollars (\$4,300.00) as security for required recreation land/or fees for Part I of the above referenced subdivision.

Said amount shall be paid in the event that an agreement has not been reached between the parties hereto with respect to recreation land for the referenced project by April 1, 1977. (received & filed)

OTHER ITEMS:

Copy of letter dated 4/26/76 to Supervisor Leo J. Fallon, re: Zoning-Sweet property, Lakeview Road, Hamburg, New York was read by Chairman Recla. (Letter signed by Stanton G. Sweet and David Sweet of Heffernan, Sweet & Murphy, Attorneys at Law.)

Letter sent to Supervisor Fallon dated 4/29/76 stating the Planning Board feels this property should remain Rural, Residential and Agricultural as shown on the 1974-1990 Proposed Land Use Plan and reasons for same. (letters on file)

Communication from Supervisor Fallon re Acme Markets Shopping Center designation in the McKinley-Mile Strip area was read by Chairman Recla.

Letter sent to Supervisor Fallon 4/29/76 stating the Planning Board, after thoroughly discussing this issue, feel it is in the best interest of the Town, at this time, to continue said premises in Mixed Density Residential as shown on the proposed Zoning Map. (letter on file)

OTHER ITEMS, CONT'D.:

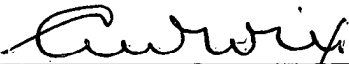
Bethel Estates, Southwestern Boulevard was again discussed regarding easement or dedication to the Town of Hamburg concerning fifty (50) feet on each side of stream. Since the Planning Board is meeting with the Town Board on Monday evening 5/3/76, Councilman Schleher recommended this be discussed with the Town Board at the special meeting.

Consultant Dawson made the following recommendations for changes in the Land Use Plan:

1. Property south of Milestrip, east of the Thruway, between power lines and Thruway; Mixed Density Residential - change to Business Zoning.
2. Property on the northwesterly corner of St. Francis Drive and Camp Road; Business Zoned - change to Resident-Restricted Business.
3. From Fairview Parkway, along both sides of South Park Avenue to the southerly line of Blasdell Village line, now Residential-Restricted Business - change to R-1 Zoning, due to knowledge of private Deed restrictions for single-family residence only.
4. From Fairview Parkway southerly to approximately 300' south of Greenfield Parkway, between South Park Avenue and the Thruway; now Single-Family Residential - change to Mixed Density Residential.

Board members advised of special meeting with Town Board on Monday evening, May 3, 1976 at 7:00 p.m. in Planning Board room re: Proposed Zoning Ordinance and Zoning Map.

Motion was made by Mrs. Howes to adjourn meeting at 10:45 p.m.; seconded by Mrs. Sherwood. Carried. After close of regular meeting, Planning Board members discussed Proposed Zoning Ordinance.



ARTHUR WILL, SECRETARY
TOWN OF HAMBURG PLANNING BOARD

Next regular meeting: May 12, 1976
7:30 p.m.