

TOWN OF HAMBURG PLANNING BOARD MINUTES

6-11-75

ACTIONS TAKEN:

BURGER KING
CAMP & SCRANTON ROAD

REVISED SITE PLAN
APPROVED.

BI-LO ASHLAND PETROLEUM
SOUTH PARK & SOUTHWESTERN
SELF-SERVICE GAS STATION

SITE PLAN REVIEW
SUBMIT PLANS TO APPROPRIATE
BOARDS. CHECK LEGAL STATUS
OF ABANDONED HOWARD ROAD.

ROUNDTREE VILLAGE SUBDIVISION
HOWARD ROAD

SCHEDULED PUBLIC HEARING
PART I AND PART II FOR
JUNE 25, 1975, 8:00 P.M.

CLEARVIEW ESTATES
LAKE & MCKINLEY
MARANO ENTERPRISES

APPROVED, CONTINGENT ON
STIPULATIONS SHOWN IN
MINUTES.

WATERFALL VILLAGE PART II
HOWARD ROAD

APPROVED PART II,
SITE PLAN.

MACEDONION CHURCH
LAKE AVENUE

SITE PLAN REVIEW
APPROVED.

MICHAEL MACALUSO
CREDIT UNION BUILDING
MCKINLEY & MILESTRIP

SITE PLAN REVIEW
APPROVED.

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.
Walter Steffan - Hamburg Car Barn, Camp Road.

TOWN OF HAMBURG PLANNING BOARD MINUTES

6-11-75

The Town of Hamburg Planning Board members met in regular session on Wednesday, 6-11-75 at 7:30 p.m. Presiding was Chairman Weinheimer and others present were Mr. Will, Mr. Sipprell, Mr. Recla, Mr. Schlehr, Mrs. Sherwood, Mrs. Howes, Attorney Benzinger, Building Inspector Lauchert, Assistant Town Engineer Geiger and Mrs. Beale, stenographer. Absent: Consultant Dawson.

Minutes of the meeting of 5-28-75 were approved on motion by Mrs. Sherwood; seconded by Mrs. Howes. Carried.

BURGER KING - CAMP ROAD

Mr. William Regan of Fudeman and Renaldo appeared before the Board with a revised Site Plan. As explained at the Planning Board meeting of 2-12-75, they are trying to improve the traffic flow for Burger King customers.

The Board examined the Revised Site Plan in executive session and found it complies with their requests of 2-12-75.

Motion was made by Mr. Schlehr to approve the revised Site Plan; seconded by Mr. Sipprell. Carried.

BI-LO ASHLAND PETROLEUM - SOUTH PARK AND SOUTHWESTERN

Mr. E. Louis Schuette, Commercial Permit Consultant for Ashland Petroleum, appeared before the Board and submitted a Site Plan for a self-service gas station. Mr. Schuette informed the Board that the present building will be demolished and a canopy erected over the three pump islands and a pay station erected at the northerly end of the property with one exit onto South Park Avenue. Also proposing three new entrance lights, 2 new signs (one for each street), and three new gas tanks. They are proposing the traffic flow to come in from the entrance on Southwestern Boulevard or the southerly entrance on South Park Avenue, proceed thru anyone of the three pump areas, on thru the pay-station and out the northerly exit onto South Park Avenue.

Chairman Weinheimer informed Mr. Schuette that the Zoning Ordinance requires a 50 foot transitional yard between residence and nonresidence districts. A portion of abandoned Howard Road is included in the Site Plan and Chairman Weinheimer said it will be necessary to check the legal status of the Zoning of this portion of Howard Road.

Mr. Schuette also informed that all Site Plans must be submitted to the Engineering Department, the Environmental Board, the Traffic Safety Board, the Industrial Committee and the N. Y. State Department of Transportation. The Building Department will submit a copy of the Site Plan to above named Board's and their comments and recommendations will be returned by the Planning Board meeting of 6-25-75.

ROUNDTREE VILLAGE SUBDIVISION - HOWARD ROAD

Mr. Michael Archangel, Mr. Harold Doran and Attorney Donald McKenna appeared before the Board. Mr. Archangel asked the Board if they could now schedule the Public Hearing on Part I and Part II of this subdivision.

The Board in checking the Site Plan informed Mr. Archangel, Mr. Harold Doran and Attorney McKenna that the 20 foot right-of-way to the open area dedicated to the Town of Hamburg in the north-east corner, must be shown on the plan. Also, Legal Description of Part I and Part II must be submitted and Public Hearing will be scheduled for the Planning Board meeting of 6-25-75 at 8:00 P.M.

CLEARVIEW ESTATES - LAKE AND MCKINLEY PARKWAY

Mr. Dennis Perry, representative of Marano Enterprises and Mr. John Bosse, developer appeared before the Board and informed the Board that Marano Enterprises have purchased the remaining lots in this 38 lot subdivision. Sub Lots 1, 18 and 34 were previously sold. Mr. Perry stated they are restyling the subdivision to conform with the present Zoning Code requirement of 65 foot lot frontage. These lots will be Deeded in metes and bounds. This subdivision is located in a R-4 District. Mr. Bosse also stated there will be a change in the drainage easement.

Attorney Benzinger informed the Board he had talked to Attorney Anthony Colucci and the two 10 foot walkways to the common area were never conveyed to the Town of Hamburg. Attorney Benzinger stated that the instruments for conveyance of the two (2) 10 foot walkways to the common area and the drainage easement agreements could be sent to Town Attorney Walter Rooth.

Motion was made by Mr. Will to approve the plans for restyling of this subdivision contingent on the instruments of conveyance of the two (2) 10 foot walkways Deeded to the Town of Hamburg and also the drainage easement agreements submitted to Town Attorney Rooth; motion seconded by Mrs. Howes. Carried.

WATERFALL VILLAGE PART II - HOWARD ROAD

Mr. Nelson Keem and Mr. Lee Burger appeared before the Board and submitted Site Plan covering Part II of the Mobile Home Park. Part II contains 27 lots, minimum lot size 5100 square feet, total area: 4.6 acres, green area: 0.7 acres. The State Code now requires a minimum of 5000 square feet and lot size of 50 feet x 100 feet; Part II does conform to the State Code requirement.

Members of the Board complimented Mr. Keem and Mr. Burger on this Mobile Home Park. Mr. Burger said several of the neighbors on Howard Road who were originally against this Mobile Home Park being located on Howard Road, have stopped in to say they are now pleased with the finished portion of same.

Motion was made by Mr. Recla to approve the Site Plan for Part II of Waterfall Village; seconded by Mr. Sipprell. Carried.

MACEDONION CHURCH - LAKE AVENUE

Mr. Frank J. Matthews appeared before the Board representing members of the Macedonion Church; also several Church members were present. Mr. Matthews submitted a Site Plan for a new church and hall to be situated on 11 acres of land, located next to Smokes Creek. Proposed building 190' from Lake Avenue.

This property is zoned Residence-Farm and is located in Sewer District No. 3. Building Inspector Lauchert submitted a copy of a letter from Robert A. Fluegge, Commissioner of Department of Environmental Quality, County of Erie stating that the Board of Managers, Erie County Sewer District No. 3 is authorized to reserve six (6) tap-in permits for Sts. Cyril & Methody Macedonian Church to be issued in accordance with the rules and regulations of Erie County Sewer District No. 3, and the following conditions:

1. The applicant must submit to the Board of Managers a copy of the inspection report of the Town Building Inspector on the foundation of the unit for which a connection permit is reserved. If said copy is not submitted within 60 days from the date of this authorization, the authorization will expire.

2. If the unit is not connected to the system within one hundred eighty (180) days of the date of this authorization, this authorization shall expire.

3. The tap-in permit to be issued is only for the following connection: St. Cyril & Methody Macedonion Church, new church and social center, 1,000 feet west of Abbott Road on Lake Avenue, Town of Hamburg. This is a place of public assembly with maximum occupancy estimated at 200 persons.

Motion was made by Mrs. Howes to approve the Site Plan submitted; seconded by Mrs. Sherwood. Carried.

MACALUSO BUILDING CORP. - MCKINLEY AND MILESTRIP

Mr. Michael and Sam Macaluso appeared before the Board and submitted a Site Plan covering a proposed Credit Union Building for the United Auto Workers Local No. 897. Mr. Sam Macaluso informed the Board their present office is in the basement of the UAW Hall on Lake Shore Road and is too small. The proposed facility will be just like a bank and they have allowed for more parking area than the Code requires.

This property is on the southeast corner of McKinley and Milestrip Road, located in a Neighborhood Business District, also located in Erie County Sewer District No. 3. Chairman Weinheimer informed Mr. Michael and Sam Macaluso that they must get the approval of Erie County Sewer District No. 3 for the required tap-in permit. It was also noted that the adjoining property is Zoned Shopping Center.

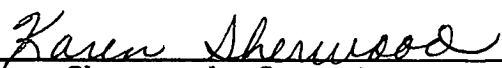
Board members examined and discussed these plans in executive session and when the public meeting was reopened motion was made by Mrs. Sherwood to approve the Site Plan submitted; seconded by Mr. Recla. Carried.

Mr. Sherwood Sipprell discussed an article in the Buffalo Evening News, this date, "DOT offers 7 solutions to Rte. 16-219 problems" and suggested a letter be sent to the N.Y.S. Department of Transportation in Albany stating the Town of Hamburg Planning Board is very much in favor of the Route 219 completion from North Boston to Springville to meet the Southern Tier Expressway at Salamanca. Board members were in agreement with Mr. Sipprell's suggestion. Letter sent on June 13, 1975.

Building Inspector Jack Lauchert informed the Board that Mr. Baltzer had been in to see him requesting a permit for a Foto-Mat in the Town Hall Plaza between the Plaza sign and McDonalds Restaurant. Mr. Lauchert suggested this Foto-Mat be located 30 feet from the right-of-way and existing green area. No one was in opposition to this location.

Minutes from the Village Planning Commission meeting of May 8th and May 22nd were received and filed.

Motion was made by Mr. Sipprell to adjourn meeting at 11:05 p.m., seconded by Mr. Recla. Carried.



Karen Sherwood, Secretary
Town of Hamburg Planning Board

Next regular meeting: 6/25/75