

TOWN OF HAMBURG PLANNING BOARD MINUTES

6/16/76

ACTIONS TAKEN:

ROUNDTREE VILLAGE SUBDIVISION
HOWARD ROAD

REVISED SITE PLAN. SUB-
MITTED TO APPROPRIATE
BOARD'S.

VICTOR LIBERATORE
(CEASARE FABRIZI)
CAMP ROAD

SITE PLAN PROPOSED COM-
MERCIAL BUILDING. ADD'L.
INFORMATION MUST BE SHOWN
ON REVISED PLAN.

ANTHONY CASTIGLIA
LAKE SHORE ROAD & CAMP ROAD
LAKESIDE FUNERAL HOME

AS BUILT SITE PLAN
ACCEPTED AS PRESENTED.

COMPO ENTERPRISES, INC.
LAKE AVENUE
JACK HILLMAN
PAUL KNOX

SITE PLAN PROPOSED RESTAU-
RANT. ADD'L. INFORMATION
MUST BE SHOWN ON REVISED
SITE PLAN.

JACK PATTERSON
MICHAEL ARCHANGEL
PROPOSED SUBDIVISION

DOES NOT MEET MINIMUM LOT
SIZE REQUIRED BY ZONING
CODE - R-2 DISTRICT.

TWILIGHT SUBDIVISION
BAYVIEW ROAD

APPROVED PRELIMINARY
PLAN.

TABLED ITEMS:

J.F.S., Inc., rezoning application, Lake Shore Road & Lakeview Road.
Victor Liberatore, Liberty Square Subdivision, Lake Shore Road.
Robert Loomis - Mobile Camping Park.

PENDING ITEMS:

Nigro Development Corp., McKinley Parkway - revised Site Plan.

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The Town of Hamburg Planning Board met in regular session on Wednesday, June 16, 1976 at 7:30 p.m. As Chairman Recla was out of town, presiding was vice-chairman Karen Sherwood and others present were Mr. Will, Mrs. Howes, Mr. Corcoran, Mr. Cook, Mr. McKenna, Attorney Benzinger, Consultant Dawson, Building Inspector Lauchert, Councilman Schlehr and Mrs. Beale, stenographer. Councilwoman Wicks was present for part of the meeting. Absent: Town Engineer Harris.

Motion was made by Mr. Cook to approve the minutes of the meeting of 5/26/76; seconded by Mrs. Howes. Carried.

ROUNDTREE VILLAGE SUBDIVISION - HOWARD ROAD - REVISED PLAN:

Mr. Dennis Perry of Marrano Enterprises, Inc. and Mr. Gerald Gertis of Tallamy, Van Kuren, Gertis & Thielman appeared before the Board and submitted a revised Sketch Plan of the above referenced subdivision. Mr. Dennis Perry informed the Board the revised plan better fits the contour of the land, better engineering, more marketable appearance and less density.

The open space or recreations area has been changed on the revised plan showing a total of 7.84+ acres with the largest parcel on the westerly side of the subdivision which Mr. Perry stated would be a buffer between the Mobile Home Park and this single-family development.

Mr. Perry and Mr. Gertis were informed the revised plan would be submitted to the Recreation Director, Alan Greenfield, Engineering Department, Traffic Safety and Big Tree and Scranton Fire Departments for their comments.

Mr. Perry also stated the open space on the revised plan is only 67% of the required acreage but felt the developer would be willing to make up the difference by paying a sum of money in lieu of land.

The revised Sketch Plan will be submitted to the appropriate Board's for their comments and/or recommendations and will be read at the next regular Planning Board meeting on 6-30-76.

VICTOR LIBERATORE - CAMP ROAD - COMMERCIAL BUILDING:

Mr. Victor Liberatore submitted a Site Plan to the Board covering property on Camp Road and informed the Board the commercial building would be constructed by Liberatore Enterprises for Mr. Ceasare Fabrizi. He also stated Mr. Fabrizi presently has a collision shop and ornamental iron works shop in Buffalo and wishes to move his operation to the Town of Hamburg.

Acting Chairman Karen Sherwood informed Mr. Liberatore copies of the Site Plan must be submitted to the appropriate Board's and they have two weeks to submit their comments and/or recommendations to the Planning Board.

VICTOR LIBERATORE - SITE PLAN, CAMP ROAD - CONT'D.:

The Planning Board reviewed the Site Plan in executive session and requested a letter be sent to Mr. Liberatore informing him the following additional information must be shown on a revised plan:

Location Map, detail of paving, drainage and additional elevations, curbing: poured concrete in curved areas and pre-cast in straight areas, front yard setback of 75', parking spaces side of the building should be at a diagonal: (all aisles within parking areas shall have a minimum width of 24' when the spaces are at a 90° angle and 12' when spaces are at a 45° angle). Also enclosed copy of development check list and requested the following be shown on revised plan: F) 2 & 3; G); also 7. a) c) e) f) and h). Enclosed copy of letter from Engineering Department dated 6/18/76 as follows: "We assume that the elevations shown at the corners of the building are proposed ground elevations. It is felt that the first floor elevation of the repair shop should also be shown. In addition, we would like to see existing elevations along the centerline of Camp Road. Signed by William Harris, P.E., Town Engineer."

Copy of Site Plan also submitted to Traffic Safety Board and New York State DOT for their comments and/or recommendations.

ANTHONY CASTIGLIA - LAKESIDE FUNERAL HOME, LAKE SHORE ROAD:

Building Inspector Jack Lauchert submitted as built Site Plan covering Lakeside Funeral Home located on the corner of Camp Road and Lake Shore Road.

The Board reviewed the as-built Site Plan and motion was made by Mrs. Howes to accept the Site Plan as presented; seconded by Mr. McKenna. Carried.

COMPO ENTERPRISES, INC., COMMERCIAL BUILDING, LAKE AVENUE:

Mr. Jack Hillman and Mr. Paul Knox submitted Site Plan to the Board covering proposed restaurant on Lake Avenue. Mr. Hillman informed the Board a portion of Compo Enterprises property on Lake Avenue, approximately one (1) acre, will be used for the proposed restaurant. Mr. Hillman was questioned about the existing large trees on the property and stated there are six (6) large trees and four of these would have to be removed in order to locate the restaurant properly on the lot, as there are two (2) existing driveways.

Mr. Hillman and Mr. Knox were also informed that copies of the Site Plan must be submitted to the appropriate Boards. Mr. Hillman was given a letter the next day from William Harris, P.E., Town Engineer as follows: "There is practically no engineering data on the drawing. If we are to review the plan it should show existing contours, proposed final elevations (incl. final ground elevations at corners of building and first floor elevation), proposed drainage and existing utilities (incl. sanitary sewers and water lines)."

COMPO ENTERPRISES, INC. - LAKE AVENUE, CONT'D.:

Building Inspector Jack Lauchert to inform Mr. Hillman and Mr. Knox a revised Site Plan must be submitted showing the following additional information:

elevations, drainage, curbing: poured in curved areas and pre-cast in straight areas, all outside lighting must be shown on the plan and must shine toward building, number of seats must be shown, parking not allowed within first 35' from front property line and this area must be grass area and so labeled; also no parking permitted directly in front of building; curbing around building, water line plan, sanitary sewer plan, location of sign, 7. e) boundaries between vehicle circulation areas and other areas should be curbed, 7. f) and h) - see development check list.

Copy of plans submitted to Traffic Safety Board, Newton-Abbott Fire Department and County Highway Department for their comments and/or recommendations.

PROPOSED SUBDIVISION - HOWARD ROAD:

Mr. Michael Archangel and Mr. Jack Patterson presented a Site Plan to the Board covering proposed single-family dwellings; fifty-six (56) lots: 9 lots in Phase I and 47 lots in Phase II.

The Board in reviewing the plan submitted in executive session was informed by Building Inspector Jack Lauchert that the lots do not conform to the minimum lot size required in R-2 General Residence District of 8,125 square feet where the lot is served by a public sanitary sewer as specified under ARTICLE VIII.

Letter to be sent to Mr. Michael Archangel informing him of the Zoning Code requirements in an R-2 District.

TWILIGHT SUBDIVISION - BAYVIEW ROAD:

Public Hearing held 5/26/76 - no opposition.

Motion was made by Mr. Will to approve the Preliminary Plan covering Twilight Subdivision; seconded by Mr. Cook. Carried.

J.F.S., INC. LAKE SHORE ROAD & LAKEVIEW ROAD - Rezoning petition:

Mr. Jacob Schoellkopf, V. was present with Mr. Gerald Gertis and asked if a decision had been reached concerning his re-zoning application. Mr. Schoellkopf was informed the Planning Board has not received the soils and interpretive report covering the property in question from the U.S. Dept. of Agriculture, Soil Conservation Service and Mr. Francis L. Zaik, District Conservationist had informed the Building Inspection Department this report would be completed early next week. The Planning Board will hold a special meeting next Wednesday evening pending receipt of said report. The Planning Board will make no recommendation until the soil report is received and reviewed.

F. GARCIA, 120 LINDEN AVENUE:

Letter sent to Mr. Ferdinand Garcia dated 6/17/76 as follows:
"The zoning petition covering the above property is still under consideration by the Planning Board.

This property was again discussed at the Planning Board meeting last evening and the Board felt it requires additional research, therefore, they have not acted on same."

PROPOSED SUBDIVISION (LIBERTY SQUARE) LAKE SHORE ROAD:

Copy of plan submitted to Engineering Dept., Traffic Safety Board, Lake View Fire Dept., N.Y. State DOT, Recreation Dept., Soil Conservation, East Aurora, New York; replies should be returned to the Planning Board within two (2) weeks.

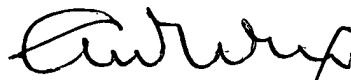
OTHER ITEMS:

Letter to the Honorable Town Board dated 5/27/76 from Victor L. Peterson, Sr. (Peterson and Giesecke, Joint Venture) referred to the Planning Board. "Re: Property located on McKinley Parkway and Dickens Road, Township of Hamburg. Tax Account Nos. 3-660-710, 725, 715, 730, 720, 735, 740, 745. Map Cover 1976. - It has come to our attention that as a result of the new Hamburg Zoning Map the zoning classification will be changed on part of the above mentioned property from C-1 to R-2. Our long range goal has been to construct a small neighborhood plaza on the site as soon as development in the area so warranted. To accomplish this it is necessary to retain the C-1 zoning on the entire parcel some 300 feet, more or less, in depth. If, by your action, the C-1 zoning is eliminated on approximately one-half of the parcel, as is indicated by the map, it will create an extreme hardship on our plans to develop this property. Therefore, we urge you to reconsider this zoning change and allow us to continue with our future intention of developing a neighborhood plaza on this site."

Letter sent to M. J. Peterson dated 6/17/76 stating C-1 Zoning regarding the above mentioned property does not conform with the Proposed Land Use Plan which has been in existence for over two (2) years and provisions were made in many areas in the Town that would allow for neighborhood plaza development. Also sent a portion of the zoning ordinance, ARTICLE XXXI, which has made provisions for re-zoning.

Building Inspector Jack Lauchert asked Board members to think over their plans for the next 6 months as the 1977 budget is now being reviewed. This will be discussed at the special meeting in one week.

Motion was made by Mrs. Howes to adjourn meeting at 11:25 p.m., seconded by Mr. Will. Carried.



ARTHUR WILL, SECRETARY
TOWN OF HAMBURG PLANNING BOARD

Next regular meeting: 6/30/76
7:30 p.m.