

TOWN OF HAMBURG PLANNING BOARD MINUTES

6/30/76

ACTIONS TAKEN:

ROUNDTREE VILLAGE SUBDIVISION
HOWARD ROAD

REVISED SITE PLAN. ATTORNEY
BENZINGER TO DETERMINE IF
PUBLIC HEARING IS NECESSARY.

PROPOSED SUBDIVISION
RICHARD SKOP, P.E.
MR. BEN NICOSIA

MUST SUBMIT REVISED PLAN
CONFORMING TO CODE - RE
CREEK ON PROPERTY.

COMPO ENTERPRISES, INC.
LAKE AVENUE
JACK HILLMAN & PAUL KNOX

ACCEPTED SITE PLAN SUBJECT
TO TOWN BOARD & ENGINEERING
DEPARTMENT APPROVAL.

PROPOSED SUBDIVISION
HOWARD ROAD
JACK PATTERSON
MICHAEL ARCANGEL

SUBMIT PLAN TO APPROPRIATE
BOARD'S & SCRANTON FIRE
DEPARTMENT.

MEADOWVALE SUBDIVISION
BIG TREE & BAYVIEW ROADS
JOHN BOSSE

SUBMIT PLAN TO APPROPRIATE
BOARD'S & BIG TREE FIRE
DEPARTMENT.

COMMERCIAL BUILDING
CAMP ROAD
VICTOR LIBERATORE
(CEASARE FABRIZI)

ACCEPTED SITE PLAN SUBJECT
TO TOWN BOARD & ENGINEERING
DEPARTMENT APPROVAL.

LIBERTY PARK SUBDIVISION
LAKE SHORE ROAD
VICTOR LIBERATORE

MUST SUBMIT PRELIMINARY
PLAN AND TOPO.

CHRISTY CASTIGLIA
LAKE SHORE ROAD

SITE PLAN REVIEW. MUST SUBMIT
REVISED PLAN AS PER DEVELOPMENT
CHECK LIST.

IBS, INC. RE-ZONING APPLICATION
LAKE SHORE ROAD & LAKEVIEW ROAD

PLANNING BOARD TO RECOMMEND
THEIR DECISION TO TOWN BOARD.

OTHER ITEMS:

Referred from Town Board: Re-zoning application, VIOLA KILLIAN,
premises known as 4004 Big Tree Road being northeast corner of
Big Tree Road and Bryant Street from R-2 to C-1. Tabled; check with
Town Clerks Office original zoning.

PENDING ITEMS:

Nigro Development Corp., McKinley Parkway - revised Site Plan.
Mobile Camping Park (ordinance).

TOWN OF HAMBURG PLANNING BOARD MINUTES

6/30/76

The Town of Hamburg Planning Board met in regular session on Wednesday, June 30, 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, Consultant Dawson, Mr. Geiger of the Engineering Department and Mrs. Beale, stenographer. Also present: Councilwoman Wicks and Councilman Schlehr. Absent: Attorney Benzinger and Building Inspector Lauchert.

Motion was made by Mr. Cook to approve the minutes of the meeting of 6/16/76; seconded by Mrs. Howes. Carried.

ROUNDTREE VILLAGE SUBDIVISION - HOWARD ROAD:

Mr. Dennis Perry of Marrano Enterprises, Inc., developer and Mr. Gerald Gertis of Tallamy, Van Kuren, Gertis & Thielman, engineers and surveyors, were present.

Acting Chairman Karen Sherwood read letter from Alan Greenfield, Director of Recreation as follows: "The area on the westerly side of the subdivision would seem usable as an active recreation area provided adequate grading, drainage, etc. were provided by the developer. The additional 65' frontage as shown on the map provides additional access which is certainly desirable. I would be happy to meet with the developer at any time to discuss any proposal."

As the open space or recreation area is 69% of actual acreage required, the developer is willing to give money in lieu of land; a figure of \$6,000.00 was mentioned by Mr. Perry.

The Planning Board to determine amount of money required in lieu of land and requests Building Inspector Lauchert to calculate acreage.

Attorney Benzinger to be contacted regarding question of Public Hearing. Attorney Benzinger informed Building Department following day; 7/1/76, Public Hearing is not necessary.

Traffic Safety Board comments were not received and will have to be reviewed by the Planning Board.

PROPOSED SUBDIVISION - HOWARD ROAD:

Richard Skop, P.E. and Mr. Ben Nicosia were present and submitted a Sketch Plan showing sixteen (16) lots on Howard Road.

The Planning Board informed Mr. Skop and Mr. Nicosia that a revised plan must be submitted because of the creek on this property. § 29-10. D., last paragraph: no structure or building can be located less distant than 100 feet from the centerline of any watercourse serving as a natural drainage channel in the Town of Hamburg.

COMPO ENTERPRISES, INC. PROPOSED RESTAURANT, LAKE AVENUE:

Mr. Jack Hillman was present and submitted revised Site Plan as per request of the Planning Board.

Motion was made by Mrs. Howes to accept Site Plan as presented pending Town Board and Engineering Department approval; seconded by Mr. Cook. Carried.

Copy of Site Plan to be submitted to Town Board and Engineering Department for their approval.

PROPOSED SUBDIVISION - HOWARD ROAD - SKETCH PLAN:

Mr. Michael Arcangel was present and submitted Sketch Plan covering 55 lots on Howard Road to be developed in two phases: Phase I - 9 lots and Phase II - 46 lots.

The Planning Board informed Mr. Arcangel the Sketch Plan would be submitted to the appropriate Boards and also the Scranton Fire Department for their comments and/or recommendations.

Replies from other Boards should be received for the next regular Planning Board meeting scheduled for 7/14/76.

MEADOWVALE SUBDIVISION - BIG TREE ROAD AND BAYVIEW ROAD:

Mr. John Bosse, developer and Mr. Gerald Gertis of Tallamy, Van Kuren, Gertis & Thielman, engineers and surveyors were present and submitted a Sketch Plan of the proposed subdivision.

The Planning Board informed Mr. Bosse and Mr. Gertis that the Sketch Plan would be submitted to the Traffic Safety Board, Recreation Department, Engineering Department, Big Tree Volunteer Fire Department, New York State DOT; for their comments and/or recommendations.

Replies received from the above mentioned Boards will be read at the next regular meeting of the Planning Board on 7/14/76.

COMMERCIAL BUILDING - CAMP ROAD:

Mr. Victor Liberatore was present and submitted revised Site Plan as per request of the Planning Board.

Motion was made by Mr. Will to approve Site Plan as presented pending Town Board and Engineering Department approval; seconded by Mr. Cook. Carried.

Site Plan to be submitted to the Town Board and Engineering Department for their approval.

LIBERTY PARK SUBDIVISION - LAKE SHORE CUT-OFF:

Mr. Victor Liberatore and Mr. Gerald Gertis were present and submitted a revised Sketch Plan to the Planning Board.

Acting Chairman Karen Sherwood read reply from William Harris, P.E., Town Engineer: "We note that an overhead power line of Niagara Mohawk and an underground high pressure gas line of National

LIBERTY PARK SUBDIVISION - LAKE SHORE CUT-OFF, Cont'd.:

Fuel Gas cross through the subdivision and cut through a number of the proposed sublots. No mention is made as to whether these lines are to be re-located, but it would appear that some such arrangements would be necessary.
We have no other comments at this time."

Letter dated 6/29/76 and report from the Soil Conservation Service stating they feel there are several concerns and precautions of which to be aware: "1. Intensive development on steeply sloping hillsides can be effectively implemented and esthetically pleasing so long as strict erosion control and storm water management measures are planned and installed. Large expanses of raw, open soil areas can cause loss of scores of tons of soil per acre with only one high intensity rainstorm. Soil and water control is very cost effective compared to removal of sediment from low lying areas or road ditches. 2. The excess water generated on site by roof tops, driveways and roadways can cause high water problems not only off site but also in the development if not properly directed and managed, preferably on site. 3. We question the advisability of lot placement across the Niagara Mohawk Power Company and National Fuel Gas Corp. easements. 4. We concur with the request that a grading and erosion control plan be made available to this office. We will assist the developer at his or the Town's request as to sizing and placement of sediment and storm water management measures." Signed by: Edwin R. Merriman, District Manager, Erie County Soil and Water Conservation District.

Copy of Soil Conservation report given to Mr. Liberatore.

Topographical Map and Preliminary Plan must be received and reviewed by the Planning Board before a Public Hearing can be scheduled.

INN-ON-THE-LAKE - LAKE SHORE ROAD:

Mr. Christy Castiglia appeared before the Planning Board and informed the Board he is interested in putting an addition on to connect the motel and existing dwelling.

The Board informed Mr. Castiglia a revised Site Plan must be submitted and he was given a copy of the Development Check List and informed the plan must show all information shown on the check list.

RE-ZONING APPLICATION: JFS, INC.

Covers property on Lake Shore Road and Lakeview Road from R-A and R-1 to R-2 (revised application on 6/18/76).

Mr. J. Schoellkopf, V and Mr. Gerald Gertis discussed this re-zoning application with members of the Planning Board. Mr. Jacob Schoellkopf stated he does not feel land in private ownership can be pre-zoned.

RE-ZONING APPLICATION, JFS, INC. - Cont'd.:

Chairman Karen Sherwood informed Mr. Schoellkopf the Planning Board is requesting a survey be made of this property to determine if it qualifies under the Wet Lands Preservation Law and are requesting such report from the New York State Department of Environmental Conservation.

As the discussion regarding this re-zoning application was very lengthy, Chairman Sherwood in executive session requested Board members attend a special meeting on Saturday morning to discuss same and draft letter to the Town Board with the Planning Board's recommendation on the re-zoning.

RE-ZONING APPLICATION - 4004 BIG TREE ROAD:

VIOLA KILLIAN, premises known as 4004 Big Tree Road being the northeast corner of Big Tree Road and Bryant Street from R-2 to C-1. Petitioner requests, under the provisions of Section 29-169, that this property be returned to the status of C-1 prior to recent townwide zoning change.

Board members discussed this application and there was a question as to the original zoning classification, therefore, motion was made by Mrs. Howes to table same; seconded by Mr. Will and Building Department to check proper original zoning classification in Town Clerk's Office. Motion carried.

7/1/76: Checked Town Clerks records regarding the above; property rezoned from R-C to Neighborhood Business, April 6, 1958.

Motion was made by Mrs. Howes to adjourn the meeting at 12:05 a.m., seconded by Mr. Will. Carried.

E. B. Recla Chairman

ARTHUR WILL, SECRETARY
TOWN OF HAMBURG PLANNING BOARD

Next regular meeting: July 14, 1976
7:30 p.m.