

TOWN OF HAMBURG PLANNING BOARD MINUTES

7/14/76

ACTIONS TAKEN:

ROUNDTREE VILLAGE SUBDIVISION
HOWARD ROAD

ACCEPTED REVISED SUBDIVISION
PLAN WITH MODIFICATIONS.

HOWARD ROAD SUBDIVISION
MICHAEL ARCANGEL
JACK PATTERSON

MUST SUBMIT PRELIMINARY
PLAN.

MEADOWVALE SUBDIVISION
BIG TREE & BAYVIEW ROAD
JOHN BOSSE

SKETCH PLAN SUBMITTED,
BOARD NOT AGREEABLE WITH
PLAN SUBMITTED.

RE-ZONING APPLICATION

VIOLA KILLIAN, premises known as 4004 Big Tree Road being the north-east corner of Big Tree Road and Bryant Street from R-2 to C-1. Petitioner requests, under provisions of § 29-169, that this property be returned to the status of C-1 as this property was Zoned Neighborhood Business before the recent townwide zoning change.

The Planning Board recommends to the Town Board re-zoning the above property to C-1, the equivalent of Neighborhood Business under the old Code.

PENDING ITEMS:

Proposed Subdivision, Howard Road, Mr. Ben Nicosia & Mr. J. Keiffer.
Liberty Park Subdivision, Lake Shore Road, Victor Liberatore.
Inn On The Lake, Revised Site Plan, Mr. C. Castiglia.
Nigro Development Corp., McKinley Parkway, revised Site Plan.
Mobile Camping Park (ordinance).

TOWN OF HAMBURG PLANNING BOARD MINUTES

7/14/76

The Town of Hamburg Planning Board met in regular session on Wednesday, July 14, 1976 at 7:30 p.m. Presiding was Chairman Recla and others present were Mrs. Sherwood, Mrs. Howes, Mr. McKenna, Attorney Benzinger, Building Inspector Lauchert, Assistant Town Engineer Geiger, Councilman Schlehr and Mrs. Beale, stenographer. Absent: Mr. Will, Mr. Corcoran and Mr. Cook. Also present Patricia Bulger of the Frontier School Board.

Motion was made by Mrs. Sherwood to approve the minutes of the meeting of 6/30/76; seconded by Mrs. Howes. Carried.

ROUNDTREE VILLAGE SUBDIVISION, HOWARD ROAD:

Mr. Dennis Perry and Mr. Gerald Gertis were present and requested a decision on the revised Site Plan covering Roundtree Village Subdivision.

The Board discussed with Mr. Perry the Traffic Safety Board's recommendations regarding a cul-de-sac at the southerly end of Conifer Drive. The possibility of the street extending thru to Howard Road was also discussed. Mr. Perry stated that the original subdivision plan which had been approved by the Planning Board permitted a temporary turnaround at the southerly end of Conifer Drive as the Board felt that if the adjoining strip along Howard Road was eventually developed, it would then be up to the developer of such strip to provide access from Howard Road to Conifer Drive. The easterly end of Heatherwood Drive was also discussed and Mr. Perry assured the Board they intend to have the driveway on the last lot on the westerly side of the lot for safer ingress and egress. The Board also discussed the possibility of eliminating a lot on Jennifer Lane on the easterly side to provide a thru street from a proposed new subdivision adjoining this portion of Roundtree Village. This was also discussed with Mr. Michael Arcangel developer of the proposed new subdivision who was also present at the meeting. Mr. Perry said he felt this would conflict with the Town Zoning Ordinance regarding center line offset minimum. Mr. Arcangel informed the Board that he would be willing to provide a 10' easement for a walkway thru to a 10' walkway which Mr. Perry stated they would provide in Roundtree Village on the easterly side of the Jennifer Lane portion of the subdivision. Mr. Arcangel and Mr. Perry both stated they would blacktop the walkways.

A special meeting was held on 3/15/76 regarding the construction of Howard Road located within Roundtree Village Subdivision and the developer, Marrano Enterprises, Inc. agreed they would install curbs, utilities and storm drainage re Phase I and the Town would construct the road. Mr. Dennis Perry stated the same procedure will be followed for the remaining phases of the subdivision.

As the open space area and recreation area in this development does not meet the minimum requirement of 10% of the acreage, Mr. Dennis Perry stated Marrano Enterprises, Inc. will make up the difference by paying money in lieu of land.

ROUNDTREE VILLAGE SUBDIVISION, HOWARD ROAD, Cont'd.:

Chairman Recla called for a vote to accept the revised Site Plan covering Roundtree Village Subdivision with the understanding a 10' easement will be provided for a blacktopped walkway on the easterly side of the Jennifer Lane portion of the subdivision; that portion of Howard Road within the subdivision, the developer to install curbs, utilities and storm drainage for the remaining phases; money in lieu of land to make up the difference between the required 10% of the acreage in open space or recreation area and the actual acreage as shown on the plan in open space and recreation area; temporary turnaround at the southerly end of Conifer Drive and the last lot at the easterly end of Heatherwood Drive is to have the driveway on the westerly side of the lot:

Roll call:	Karen Sherwood	yes
	Julie Howes	yes
	John McKenna	yes
	Eugene Recla	no

Roundtree Village Subdivision revised Site Plan was, therefore, accepted with the above modifications.

HOWARD ROAD SUBDIVISION, HOWARD ROAD:

Mr. Michael Arcangel and Mr. Jack Patterson were present regarding the proposed fifty-five lot subdivision on Howard Road.

Chairman Recla read the following correspondence:

Alan Greenfield, Director of Recreation dated July 13, 1976: "Since this subdivision is relatively small (14.59 acres) it does not seem practical to require a recreational area to be dedicated within the subdivision. I would suggest that either land be acquired in close proximity or that money in lieu of land be required to improve or expand the proposed "Roundtree Village" recreational area located on the opposite side of Howard Road. Please contact me if I may be of further assistance."

William R. Harris, P.E., Town Engineer dated July 9, 1976: "It is recommended that the developer or his engineer contact our office at any early date concerning sanitary sewers for the area. There appears to be no indication on the plans as to the identity of the developer or his engineer."

Mr. Michael Arcangel agreed to provide a 10' easement on the westerly side of the proposed subdivision to adjoin the 10' easement in Roundtree Village Subdivision and stated that same would be blacktopped.

A Preliminary Plan must be submitted to the Planning Board for review before a public hearing can be scheduled.

MEADOWVALE SUBDIVISION, BIG TREE ROAD & BAYVIEW ROAD:

Mr. John Bosse, developer and Mr. Gerald Gertis of Tallamy, Van Kuren, Gertis & Thielman, engineering and surveying firm, were present.

Chairman Recla read the following correspondence:

Alan Greenfield, Director of Recreation, re: Proposed Meadowvale Subdivision: "The proposed "Totlot" of 2.8 acres indicated on the drawing would make a minimal active recreation area provided the area was completely leveled, graded, etc. It is not generally advisable that playgrounds be located immediately in the rear of private dwellings because of encroachment, noise and other related problems. Access to the area is very important. The new access ways indicated on the drawing seem to satisfy minimum requirements. Please contact me if you desire additional information."

William R. Harris, P.E., Town Engineer, re: Proposed Meadowvale Subdivision: "From previous studies which have been made of this area it appears that the developer may have a problem in disposing of surface drainage run-off from the subdivision. We have no other comments at this time."

Chairman Recla informed Mr. Bosse and Mr. Gertis that they were not agreeable with the Sketch Plan submitted and suggested a new Sketch Plan be submitted as the present plan showed approximately thirty-five lots that would have driveways onto either Bayview Road or Big Tree Road.

RE-ZONING APPLICATION:

Re-zoning application referred to the Planning Board from the Town Board: 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 § 29-169, that this property be returned to the status of C-1.

The Planning Board recommends to the Town Board re-zoning this property to C-1, the equivalent of Neighborhood Business under the old Code.

The Planning Board in working on the Land Use Plan and the Zoning Ordinance, in the analysis of the structure in this area, it was seen as all being residential and was so shown on the plan. The Board now recognizes this as having been an oversight as the property in question was actually zoned Neighborhood Business.

OTHER ITEMS:

Building Inspector Lauchert informed the Board it will be necessary to go back to the original subdivision plan covering Willow Run Subdivision which was approved as 120 lots as the request of the developer to show an added lot, S.L. 118A, is not proper (Phase III). Also, the developer is to install drains in backyards as per instructions of the Engineering Department. The developer is to landscape the 30' buffer strip along Southwestern Boulevard and plant 4" willow trees twenty (20) feet apart and 30' back from the corner.

Board members were informed of the Public Hearing regarding JFS, Inc. re-zoning covering property on Lake Shore Road and Lakeview Road will be held at the Town Board meeting of August 9th and Board members are to be present.

Vice-chairman Karen Sherwood read correspondence received from the Town of Hamburg Conservation Advisory Board regarding proposed Sundance Village Subdivision. Received and filed.

Mrs. Sherwood requested a memo be sent to Mr. Ray Schiffla of the Industrial Committee requesting he contact Mr. Lauchert regarding property north of Bayview Road, west of the New York Central Railroad tracks concerning the possibility of an Industrial Park.

Motion was made by Mrs. Howes to adjourn the meeting at 11:15 p.m., seconded by Mrs. Sherwood. Carried.

amended
Karen Sherwood
KAREN SHERWOOD, VICE-CHAIRMAN
TOWN OF HAMBURG PLANNING BOARD

Next regular meeting: August 11, 1976
7:30 p.m.

AMENDMENT TO MINUTES OF 7-14-76

An amendment to the minutes of 7-14-76 was made by Chairman Gene Recla regarding Roundtree Subdivision and the reasoning behind his voting "NO". He voted no in the interests of safety and emergency and would have preferred to have seen a roadway connecting the sub-division and Roundtree Village.