

TOWN OF HAMBURG PLANNING BOARD MINUTES

7-16-75

ACTIONS TAKEN:

HERBERT DILS
5504 SOUTH PARK AVENUE

REVISED SITE PLAN
APPROVED.

BETHFORD PART VI
DOLPHIN DRIVE

SUBMIT LEGAL DESCRIPTION
IN ORDER TO SCHEDULE
PUBLIC HEARING

WALTER STEFFAN
HAMBURG CAR BARN
CAMP ROAD

SUBMITTED REVISED SITE PLAN
APPROVED.

WILLOW RUN SUBDIVISION
OFF SOUTHWESTERN BLVD.
PHASE II

MR. MICHAEL ARCANGEL
REQUESTED PHASING OF
PHASE II INTO TWO PARTS
APPROVED.

N.Y.S. ELECTRIC & GAS
HAMBURG SERVICE CENTER
SOUTH PARK AVENUE

RECEIVED RECOMMENDATIONS
FROM OTHER BOARDS.
PLOT PLAN FOR FENCE AND
PARKING LOT APPROVED.

ANTHONY CASTIGLIA
SURFSIDE PIZZERIA
4866 LAKE SHORE ROAD

ZBA GRANTED VARIANCES 4-1-75
FOR PROPOSED ADDITION.
SITE PLAN APPROVED.

TOWNE MEADOWS SUBDIVISION
JOHN BOSSE
NILES, HORTON & NEFF

SKETCH PLAN TO BE SUBMITTED
TO APPROPRIATE BOARDS FOR
COMMENTS AND/OR RECOMMENDATIONS.

MACALUSO BUILDING CORP.
McKINLEY & MILESTRIP
CREDIT UNION BUILDING

RECEIVED RECOMMENDATIONS
FROM OTHER BOARDS.
SITE PLAN APPROVED AS
PRESENTED.

ROUNDTREE VILLAGE PART I & II
HOWARD ROAD

PUBLIC HEARING 6-25-75
ACCEPTED ROUNDTREE VILLAGE
PART I AND II.

PENDING ITEMS:

Pony Post - Abbott Road and Willett

TABLED ITEMS:

Robert Loomis - Mobile Camping Park, Milestrip Road.

TOWN OF HAMBURG PLANNING BOARD MINUTES

7-16-75

The Town of Hamburg Planning Board members met in regular session on Wednesday, 7-16-75 at 7:30 p.m. Presiding was Chairman Weinheimer and others present were Mr. Will, Mr. Recla, Mrs. Howes, Building Inspector Lauchert, Assistant Town Engineer Geiger, Consultant Dawson, Attorney Benzinger and Mrs. Beale, stenographer. Absent: Mr. Sipprell and Mrs. Sherwood.

Minutes of the meeting of 6-25-75 were approved on motion by Mr. Will; seconded by Mr. Recla. Carried.

HERBERT DILS, 5504 SOUTH PARK AVENUE

Revised Site Plan submitted by Mr. Dils as the Planning Board had requested at their meeting of 6-25-75 that the parking spaces on the south property line be moved back 10 feet as the Zoning Code requires a 10' transitional side yard between a nonresidence district and a residence district. Parking spaces on revised Site Plan shown ten feet from south property line.

Letter read from William Harris, P.E., Town Engineer: "If the new building is to have sanitary and water facilities, it is felt that existing water and sewer lines and proposed connections or extensions should be shown on the plan. We have no other comments."

Building Inspector Lauchert informed the Board there will be no water or sewer facilities.

Motion was made by Mr. Will to approve the Revised Site Plan; seconded by Mr. Recla. Carried.

BETHFORD PART VI - DOLPHIN DRIVE

Mr. Leonard Peterson and Mr. Ken Peterson appeared before the Board and submitted a Sketch Plan covering 32 lots - 81' x 100' min. (8750 sq. ft.), total area: 8.50 ± acres and requested a Public Hearing be scheduled. Mr. Peterson was informed a Legal Description must be submitted before the Public Hearing can be scheduled and was informed there is a fee of \$75.00 for publication of same. Also informed of recreational fee of \$50.00 per dwelling unit, payable when building permit is issued.

Mr. Recla asked Mr. Peterson if they had met with the Town Engineering Department as requested by Town Engineer William Harris in his letter read at the meeting of 5-14-75. Mr. Peterson said the engineering was done approximately three years ago by Krehbiel but they will gladly meet with Mr. Harris any time.

Mr. Lauchert asked Mr. Peterson if the north end of Dolphin Drive would connect with Bethford Drive? Mr. Peterson replied yes. Mr. Lauchert also informed Mr. Peterson that they could not bury any trees on the site. Mr. Peterson agreed to plant a tree in front setback on every lot.

Chairman Weinheimer informed Mr. Peterson a Legal Description must be submitted before a Public Hearing can be scheduled. Mr. Peterson said this will be submitted as soon as possible.

WALTER STEFFAN, HAMBURG CAR BARN, CAMP ROAD

Mr. Walter Steffan appeared before the Board and submitted a revised Site Plan and informed the Board he is trying to purchase lots in the area in order to move the existing houses now on the site.

Planning Board members discussed the revised Site Plan and noted bumper blocks are now shown and labeled on the plan and the southerly drive to be removed is now labeled: to be topsoiled and seeded.

Motion was made by Mr. Will to approve the revised Site Plan; seconded by Mrs. Howes. Carried.

WILLOW RUN SUBDIVISION - PHASE II

Mr. Michael Arcangel appeared before the Board and informed the Board they want to continue with the development of Phase II and are requesting they be allowed to develop Phase II in two parts: 23 lots shown in shaded area on plan, to be developed now and the 37 remaining lots at a later time.

Assistant Town Engineer Geiger was present and informed the Board 50% of the utilities are already in and Engineering Plans meet the approval of the Engineering Department.

Mr. Arcangel assured the Board that back yard receivers for drainage will be put in wherever needed.

Motion was made by Mr. Recla to approve phasing of Phase II; seconded by Mr. Will. Carried.

ROUNDTREE VILLAGE PART I & II - HOWARD ROAD

Public Hearing scheduled 6-25-75. Mr. Jiggs Lewin was present and asked the Board to act on Roundtree Village Subdivision.

At 9:15 p.m. the Board went into executive session and Chairman Weinheimer asked if any member had any questions regarding Roundtree Village, as there was no discussion on same the public meeting was reopened at 9:20 p.m. and motion was made by Mr. Recla to accept Roundtree Village Part I and II; seconded by Mrs. Howes. Carried.

A copy of the report covering this subdivision from the Soil Conservation Service, East Aurora, New York was given to Mr. Lewin.

N.Y. STATE ELECTRIC & GAS - HAMBURG SERVICE CENTER, SOUTH PARK AVE.

Chairman Weinheimer read the following replies from:

HAMBURG TRAFFIC SAFETY BOARD: "The Board feels that there is no matter of traffic safety involved. Does not appear to have any pertinent traffic problem."

N.Y.S. ELECTRIC & GAS - SOUTH PARK AVENUE - CONTINUED:

William R. Harris, P.E., Town Engineer: "we have no comments on this plan."

Motion was made by Mr. Recla to approve Plot Plan; seconded by Mr. Will. Carried.

ANTHONY CASTIGLIA - Surfside Pizzeria, 4866 Lake Shore Road

Mr. Anthony Castiglia appeared before the Board and submitted Site Plan.

It was noted that on 4-1-75 the Zoning Board of Appeals granted a variance of 10' on the north side line setback and a variance of 15' in the rear yard setback to cover proposed addition.

Motion was made by Mr. Will to approve Site Plan submitted; seconded by Mrs. Howes. Carried.

TOWNE MEADOWS SUBDIVISION, HORTON AND NEFF

Mr. John Bosse appeared before the Board and informed the Board that the entrance/exit onto Niles Avenue was changed and one lot lost in making this change.

Chairman Weinheimer informed Mr. Bosse that a copy of the plan must be submitted to: Engineering Department, Environmental Board, Traffic Safety Board, Newton-Abbott Fire Department and their comments and/or recommendations will be read at the meeting of 8-13-75.

Mr. Bosse informed of the \$75.00 fee for publication of Legal Notice of Hearing and informed Legal Description must be furnished to the Building Department. Public Hearing cannot be scheduled until recommendations received from above named Board's. Also informed of \$50.00 fee per dwelling unit, payable at time building permit is issued, for recreational fee.

Mr. Bosse asked to be placed on the agenda of 8-13-75 at 9:30 p.m.

MACALUSO BUILDING CORP., MCKINLEY PKWY. & MILESTRIP, CREDIT UNION BLDG.

Chairman Weinheimer read the following:

William R. Harris, P.E., Town Engineer: "Although existing elevations and contours are shown, very little detail is given on proposed pavement grades and no surface drainage is shown. Also it is not clear to us where curbing is to be installed."

"No water or sewer service lines are shown, and no water main is shown. It is suggested that their Engineers or Architects contact us about requirements and arrangements for these services."

"Necessary approvals for driveways, drainage, etc. should be obtained from the Erie County Department of Public Works."

MACALUSO BUILDING CORP., CREDIT UNION BLDG., Cont'd.:

COUNTY OF ERIE, DEPT. OF PUBLIC WORKS, Donald G. Guglielmo, Permit Engineer, letter dated June 16, 1975 to Wilson, Klaes, Brucker & Worden, Consulting Electrical & Mechanical Engineers, 282 Delaware Avenue, Buffalo, New York, Attention: Robert C. Herr; copy of J. Lauchert, Town of Hamburg: "We have reviewed the plan for the Credit Union, McKinley Pkwy. & Milestrip Rd. and have the following comments:

McKinley Parkway driveway - driveway to conform to flare type (see attached sketch). Existing curbing to be saw cut or chipped only.

Milestrip Road driveway - relocate proposed driveway so as to be beyond existing blacktop curb and to be more closely aligned with existing side road. This driveway also to have flare type approach.

If you have any further questions, contact me at 846-8371."

N.Y.S. DEPARTMENT OF TRANSPORTATION recommends: "driveway onto Milestrip be moved to easterly end of property; curbed portion of driveways and curbing that butts up to grassed area to be poured, all other curbs to be pre-cast. Drainage to be shown on plan, also elevations and contours and location of sanitary sewers, gas and electric lines."

Applicant had been informed of the above recommendations and revised Site Plan submitted; motion was made by Mr. Recla to approve Site Plan as presented; seconded by Mrs. Howes. Carried.

KINGSWOOD SUBDIVISION PART II

Assistant Town Engineer Geiger submitted a Cover Map of Kingswood Subdivision Part II and asked for Planning Board approval of same so that developer could take same into the Erie County Clerk's Office for filing.

Motion was made by Mr. Recla to approve Cover Map of Kingswood Subdivision Part II; seconded by Mr. Will. Carried.

CORRESPONDENCE

"Letter dated 7-15-75 from Henry Leyh, Town Clerk stating that at the Hamburg Town Board meeting of 7-14-75, Councilman Wicks requested that in the future, letters of approval or disapproval on proposed re-zoning applications specify in detail reason for our recommendation rather than stating "in accordance with the Master Plan."

"Letter dated 7-15-75 to: Supervisor Leo J. Fallon and Members of the Town Board - Please accept my resignation as a member of the Town of Hamburg Planning Board effective 7-14-75. It has been an honor and a trust to work with so many dedicated people who serve their community as members of the Planning Board. In my new capacity as a councilman, I will continue to strive for orderly development of our Town and look forward to working with the Planning Department. Paul Schlehr"

CORRESPONDENCE - Cont'd.:


Minutes from Hamburg Traffic Safety Board meeting of 7-10-75 received and filed.

OTHER ITEMS:

Councilman Paul Schlehr was present and Planning Board members congratulated Paul on his recent appointment as Councilman. Paul informed Board members that it had been a pleasure being a Board member and he looks forward to working with them in his new capacity.

Chairman Weinheimer and Building Inspector Lauchert discussed with Board members the re-zoning of the property at North Creek Road and Southwestern Boulevard (Surma) and property on Howard Road Waterfall Village and requested a letter be submitted to the Town Board giving detailed reasons for recommending re-zoning of the above two applications. Letter submitted 7-17-75.

Meeting adjourned at 10:25 p.m.



Karen Sherwood, Secretary
TOWN OF HAMBURG PLANNING BOARD

Next regular meeting: 8-13-75