

TOWN OF HAMBURG PLANNING BOARD MINUTES

8-11-76

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ACTIONS TAKEN:

LIBERTY PARK SUBDIVISION  
LAKE SHORE CUT-OFF

Chairman Recla will review  
Preliminary Site Plan, and  
if satisfactory, will set  
up public hearing on Sept. 15.

HOWARD JOHNSON CO.  
RICHARD SAIVETZ  
ALAN DEWART

Tabled for further study

CHRISTIE CASTIGLIA  
INN-ON-THE-LAKE

Tabled for further study.  
Send to Zoning Board of  
Appeals and also notify  
Mr. Castiglia that he is  
violation of Ordinance 29-101-B1

MEADOWVALE SUBDIVISION  
JOHN BOSSE

Resubmit new site plan

PHOTO MAT  
HAROLD BALTZER

Amendment to site plan

BAULD ESTATE--MC KINLEY PKWY.

Approved 8-11-76

TOWN OF HAMBURG PLANNING BOARD MINUTES

8-11-76

The Town of Hamburg Planning Board met in regular session on Wednesday, August 11th at 7:30 p.m. Presiding was Chairman Recla and others present were Mrs. Sherwood, Mrs. Howes, Mr. McKenna, Attorney Benzinger, Councilman Schlehr Mr. Dawson, Mr. Corcoran, Mr. Will, Mr. Cook, & Mrs. Dubey, acting stenographer in the absence of Mrs. Beale.

ABSENT: Building Inspector, John Lauchert and Shirley Beale

A motion was made by Chairman Recla to amend the 7-14-76 minutes as follows: The amendment was with respect to his "NO" vote on the Roundtree Subdivision. Mr. Recla stated: "I voted No in the interests of safety and emergency. I would have preferred to have seen a roadway connecting the subdivision and Round Tree Village. One exit for the entire subdivision is simply not adequate."

Amended minutes were accepted by Mrs. Sherwood and seconded by Mrs. Howes. Carried.

LIBERTY PARK SUBDIVISION--SUBDIVISION LAKE SHORE CUT-OFF

Victor Liberatore, developer, and Gerald Gertis appeared before the Planning Board at 8:00 p.m. awaiting comments of their original site proposal. According to the minutes of 6-30-76, the Planning Board had accepted the site. Mr. Liberatore also stated that he had brought in the legal description for same. However, neither Mr. Liberatore nor Mr. Gertis were notified in any way that the plan was acceptable. Therefore they did not bring in any topo maps nor the preliminary site plan. Chairman Recla will review the preliminary site plan, and if satisfactory, will set up a public hearing on the subdivision on the 15th of September.

HOWARD JOHNSON CO.--4405 MILESTRIP ROAD--SITE PLAN REVIEW RESTAURANT

At 8:25 p.m., Richard Saivetz, Engineer, and Alan Dewart, developer, presented their site plan for the proposed restaurant located on Milestrip Rd. across from the Regency. Alan Dewart stated that he had discussed the matter with the Department of Transportation regarding the Route 179 bypass. D. O. T. indicated that this is not an active project and will go back in design in 1989. The developer had the approval to proceed with the project, and with an eye to the future, will undoubtedly incorporate a motel in the complex. Chairman Recla then asked the petitioner why they had gone to the Zoning Board of Appeals first, rather than the Planning Board, as they had handled the matter in reverse. Mr. Dewart explained that a time element was the primary factor and also there were problems with respect to the height of the signs. The height of the signs are 32' and a 28' sign on the road. The Zoning Board granted a variance to reduce the signs to 25' in both locations. Mrs. Sherwood went on record in opposition stating that this is against our local sign ordinance code. She suggested that Howard Johnsons make the signs smaller and conform to the town code as others have in the past. The matter was tabled for further study and disposition of same is as follows:

Charles Dawson suggested that a communication be sent to the Zoning Board of Appeals requesting an explanation of the rationale in granting parking in a restricted front area on the practical difficulty,

HOWARD JOHNSONS (CONTINUED)

and also on the sign variance.

1. The Planning Board requested that a copy of the site plan be sent to the Traffic Safety Board, and also the nearest local fire district area; namely, Newton Abbott.

2. Check with the Department of Transportation as to whether approval has been given with a copy of the plan to same.

3. Check with our Engineering Dept. (also send copy of site plan to them

CHRISTIE CASTIGLIA--INN-ON-THE-LAKE, LAKE SHORE ROAD

Mr. Castiglia appeared before the Planning Board at 8:40 with his revised site plan. It appears that the lawn in front of the two residences has been completely ripped out and replaced with a blacktopped driveway which allows for 11 parking spaces. The new parking facility was questioned by Mrs. Howes and she retorted that Mr. Castiglia is 100% in violation of the Town Code. Mr. Dawson also questioned the joint use of a common site as parking requirements are computed separately. It was his understanding that parking is not allowed in the first 35'. There is a set back requirement. Beyond that, parking is allowed. The Planning Board unanimously agreed to table the matter for further study. The matter is to be sent to the Zoning Board of Appeals as it does not conform to Ordinance 29-101B1. The Board also agreed to send a copy of this Ordinance to Mr. Castiglia as he is in direct violation. It was also cited by the Planning Board that should the Zoning Board of Appeals grant a variance, the new revised site plan should then reflect a barrier between the first residential property as a commercial development to the southwest.

MEADOWVALE SUBDIVISION--BIG TREE RD. & BAYVIEW RD. (CLUSTER TYPE)

At 9:00 p.m., Gerald Gertis, and John Bosse, developer, presented a new site plan for approximately 118 singles on approximately 35 acres of land located across from the Frontier Central High School on Big Tree and Bayview Rds. Chairman Recla and the Board looked at the plans but agreed that the site plan did not conform to standards. Mr. Recla noted that there would be a main drainage problems relative to this area and to the residents on Bristol. Mr. Recla also noted that the area which was designated for open space lacked any natural beauty and that it was simply a big patch of weeds. The Planning Board found this project difficult to approve and agreed to reject the site and instruct Mr. Bosse to redesign to make the open space area more immediately accessible to more property owners.

PHOTO MAT--TOWN HALL PLAZA--HAROLD BALTZER

At 9:25 p.m., Mr. Harold Baltzer made his presentation for a 4 x 8 concrete structure, similar to the Photo Mat style presently located in the South Park Plaza, for construction in the Town Hall Plaza. The Planning Board suggested to Mr. Baltzer that he make an amendment in the site plan, showing the exact location of the structure, which is to be constructed near the middle light standard post in line with the north entrance to the plaza.

BAULD ESTATE--MC KINLEY PARKWAY

At 9:35 p.m., Mrs. Bauld and her representative came forward regarding the Bauld Estate on Mc Kinley Parkway. The representative speaking for Mrs. Bauld stated that approval for the subdivision was granted on September 24th, 1974. However, the linen map was not filed within the required sixty days. They needed an up to date stamp, similar to that from the county so that they may legally file for same. The Planning Board accepted the proposal, and Chairman Recla signed and dated the papers necessary for same. Approved August 11, 1976, to be recorded with the Erie County Clerk.

In other matters, Charles Dawson suggested the following:

1. That the Planning Board send a written request to the Town Board requesting that they take out Article 28, which is the site plan review, and work in a new Article in accordance with the State Law to give the Planning Board more power in dealing with these problems and also;
2. To consider rezoning areas of the town that have recently agreed by referendum to come into the South Towns Sewer Agency; the proposed rezoning to comply with proposed land use map.

At 11:00 p.m. a motion was made by Art Will to adjourn the meeting, which was seconded by Mrs. Sherwood. Carried.

  
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GENE RECLA, CHAIRMAN  
TOWN OF HAMBURG PLANNING BOARD

Next regular meeting:           September 15, 1976  
  7:30 p.m.