

TOWN OF HAMBURG PLANNING BOARD MINUTES

9-10-75

ACTIONS TAKEN:

RAINBOW DINER
3191 LAKE SHORE ROAD
WOODLAWN

NON-CONFORMING BUILDING
ZBA GRANTED VARIANCE ON
9-9-75. APPROVED SITE PLAN.

ROUNDTREE VILLAGE PART I
HOWARD ROAD

APPROVED CHANGE IN PHASE I
TO 1.65 ACRES - OPEN SPACE
MUST BE DEEDED TO TOWN OF
HAMBURG.

DOUG WAGNER
HOWARD RD. & SOUTH PARK AVE.

REVISED SITE PLAN.
APPROVED AS PRESENTED.

TOWNE MEADOWS
NILES, HORTON & NEFF
JOHN BOSSE

SUBMIT LEGAL DESCRIPTION
SCHEDULE FOR PUBLIC HEARING
ON 9-24-75 AT 9:00 P.M.

BIG TREE WESLEYAN CHURCH
4171 FAIRVIEW PARKWAY
REVEREND BLACK

MUST SUBMIT REVISED
SITE PLAN.

E. P. KIRST & SONS INC.
5727 SOUTH PARK AVENUE

MUST SUBMIT REVISED
SITE PLAN.

WILLIAM SCHIFERLE
BUTTERMILK FALLS
VERSAILLES PLANK ROAD

SUBMIT REVISED PLAN
MUST BE SUBMITTED TO
APPROPRIATE BOARD'S.

RE-ZONING APPLICATION

BENJAMIN J. NICOSIA & JACK M. KEIFFER - covering property on Bayview Road near Beetow Drive from R-F to R-2. TABLED. (revised applic.)

LIBERATORE BROS. - covering property on the north side of Scranton Road, east of Wood Avenue from R-4 to R-M. Letter dated 8-28-75 from Mr. Victor Liberatore asking that this application be postponed for several months as Mr. Victor Liberatore will be out of town during the months of September and October.

LIBERATORE BROS. - covering S.5412 South Park Avenue from R-2 to R-M. TABLED. (revised application)

PENDING ITEMS:

Pony Post - Abbott Road and Willett.

TABLED ITEMS:

Robert Loomis - Mobile Camping Park, Milestrip Road.

TOWN OF HAMBURG PLANNING BOARD MINUTES

9-10-75

The Town of Hamburg Planning Board members met in regular session on Wednesday, 9-10-75 at 7:30 p.m. Presiding was Chairman Weinheimer and others present were Mr. Will, Mr. Sipprell, Mr. Recla, Mrs. Sherwood, Mrs. Howes, new member Mr. Tom Corcoran, Attorney Benzinger, Consultant Dawson, Assistant Town Engineer Geiger, Councilman Schlehr and Mrs. Burgwardt, stenographer, Jack Lauchert, Bldg. Insp.

Minutes of the meeting of 8-13-75 were approved on motion by Mr. Will; seconded by Mr. Sipprell. Carried

Chairman Weinheimer read a letter from Mrs. Mary Froehley stating the residents of Lake Street and Pierce Avenue in the Village of Hamburg have organized a Public Hearing to be held at the Hamburg Town Hall, September 23, 1975 at 7:00 P.M. re re-routing Routes 75 and 62 to existing highways, namely Route 20 and Eden-Evans Center Road.

Letter sent to Mrs. Froehley dated 9-12-75 stating there will be members of the Town of Hamburg Planning Board present at this above mentioned meeting.

RAINBOW DINER - 3191 LAKE SHORE ROAD, WOODLAWN

This application was presented to the Zoning Board of Appeals on 9/9/75 and the Zoning Board granted a 20' variance on front yard setback.

Mr. V. DiMaria and Mr. William Renzi appeared and presented a final site plan showing more details on frontage treatment.

MOTION was made by Mr. Will and SECONDED by Mr. Recla that the site plan be approved with the stipulation that the parking lot be paved in a maximum of two years. MOTION CARRIED.

ROUNDTREE VILLAGE - HOWARD ROAD - PHASING PART I

Mr. Weinheimer read a letter from Mr. Fran Ziah (letter made a part of the minutes) in which he stated they are getting final Health Department approval in two weeks.

Mr. Jack Patterson and Mr. Archangel appeared before the Board and proposed doing the red shaded area first. Phase I originally consisted of 270 lots (red and blue shading) and they would like to change Phase I to the red shaded area which consists of 79 lots (19 double lots and the rest singles) because of sanitary sewer and water lines. Mr. Jerry Geiger of the Engineering Department says they are in accord.

MOTION was made by Mrs. Sherwood and SECONDED by Mrs. Howes to accept change of Phase I to red shaded area (1.65 acres) WITH STIPULATION that northerly parcel of open space be deeded to the Town. MOTION CARRIED.

Discussion and reasoning for above stipulation was: (1) When Phase I ends and another person might come in as builder, this would protect the Town as to the recreation area; (2) and would prevent the area from being boxed out.

DOUG WAGNER - HOWARD & SOUTH PARK

Mr. Calvin Culver of Culver's Auto Repair appeared and stated that he had applied to the Zoning Board for Special Exception Use. There is an existing driveway on Howard Road. He has requested permission from the State Department of Transportation for a curb cut for exit to South Park Avenue. He does not conform where parking lot is now but will be in conformity. It was impossible to put driveway where previously stated as this would make it necessary to remove approximately eight trees and the septic system. He presented the new site plan. It was suggested that he landscape the areas on State and Town property with grass.

MOTION made by Mrs. Sherwood and SECONDED by Mr. Recla that the Board accept the site plan as presented. MOTION CARRIED.

TOWNE MEADOWS - NILES, HORTON & NEFF - JOHN BOSSE

Mr. John Bosse appeared before the Planning Board. Several members reported they had made an on the site inspection.

MOTION made by Mr. Will and SECONDED by Mr. Sipprell to accept refined sketch plan (#730571, Job II, Rec'd July 16, 1975) and schedule for a public hearing on 9/24/75 at 9:00 P. M. MOTION CARRIED.

Mr. Bosse was told that he should submit a legal description.

BIG TREE WESLEYAN CHURCH - REVEREND BLACK

Mr. Weinheimer read a letter from the Department of Transportation in which they recommended access off South Park Avenue into both parking lots as this access is already in existence. The Planning Board will allow one exit on South Park and one on Fairview. The D.O.T. letter was received and filed.

Mr. Weinheimer read a letter from the Engineering Department which stated that their department had not received any engineering data; no elevation, utilities, drainage, pavings, etc. The letter was received and filed. The Planning Board stated that the plan should show more elevations, location of utilities, curb cuts, etc. Mr. Lauchert will write a letter to Reverend Black.

E.P. KIRST - SOUTH PARK AVENUE

The Planning Board reviewed the site plan and after discussion felt that Mr. Lauchert should write them to submit a revised site plan containing the following:

1. Transitional side yard 15 feet.
2. Drainage pipe should go to ditch.
3. Bumper blocks should be placed in front of grassed area.

WILLIAM SCHIFERLE - BUTTERMILK FALLS - VERSAILLES PLANK ROAD - FIRST 500' R-2, BAL. R-4

Mr. William Schiferle and Mr. Jerry Gertis appeared before the Board. Mr. Gertis

presented a sketch plan of Buttermilk Falls. The Board discussed roads, water retention, use of lake as open area recreation, surrounding land usage, soil study, width of streets, etc. The Board asked Mr. Gertis to submit at least six copies of a revised site plan so they can be submitted to the various Boards for their comments. Mr. Gertis stated that he will be available after the first of October.

BETHFORD SUBDIVISION PART VI - DOLPHIN DRIVE - MILESTRIP ROAD

Mr. Will made a MOTION and Mr. Sipprell SECONDED to accept as presented at the Public Hearing. MOTION CARRIED.

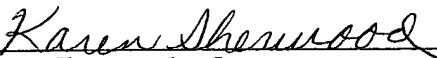
RE-ZONING APPLICATIONS - REVISED APPLICATION

NICOSIA & KEIFFER
OFF BAYVIEW ROAD R.F-R-2

MOTION made by Mrs. Howes and SECONDED by Mr. Recla to table the above.

MEETING ADJOURNED at 11:11 P. M.

Respectfully submitted,



Karen Sherwood, Secretary
Town of Hamburg Planning Board

NEXT REGULAR MEETING: September 24, 1975.