

TOWN OF HAMBURG PLANNING BOARD MINUTES

9/29/76

ACTIONS TAKEN:

HOWARD ROAD SUBDIVISION
HOWARD ROAD
MR. JACK PATTERSON

PUBLIC HEARING. NO
OPPOSITION. TABLED.

REVISED SUBDIVISION PLAN
SUNDANCE VILLAGE
SCHOELLKOPF ROAD & ATHOL SPRINGS
WALDEN CLIFFS CUT-OFF ROUTE 5 RD.

CLUSTER CONCEPT-SKETCH PLAN.
ZONED: R-2.
SUBMIT TO APPROPRIATE BOARD'S.

B&J'S CHARCOAL HOTS
SOUTHWESTERN BOULEVARD
MR. BERNARD DOWDALL

REVISED SITE PLAN.
APPROVED AS PRESENTED
SUBJECT TO ERIE COUNTY HEALTH
DEPT. APPROVAL OF SEPTIC SYSTEM.

MEADOWVALE SUBDIVISION
BIG TREE ROAD & BAYVIEW ROAD
MR. JOHN BOSSE

SUBMIT LEGAL DESCRIPTION.
SCHEDULE PUBLIC HEARING
FOR OCTOBER 13, 1976.

PROPOSED OFFICE ADDITION - PART
OF AMES STORE, TOWN HALL PLAZA
DUNLOP TIRE & RUBBER CORPORATION
MR. DORN - MR. BEAVER

SITE PLAN REVIEW.
APPROVED AS PRESENTED.
AMENDMENT TO TOWN HALL PLAZA
SITE PLAN.

PROPOSED OFFICE BUILDING
SOUTHWESTERN BOULEVARD
MR. ED McMAHON

REVISED SITE PLAN.
APPROVED REVISED SITE PLAN
AS PRESENTED.

OTHER ITEMS:

LIBERTY PARK SUBDIVISION - Lake Shore Cut-off
Motion was made by Mrs. Howes to remove from the table Preliminary
Plan covering Liberty Park Subdivision; seconded by Mr. McKenna.
Carried. Motion was made by Mr. McKenna to approve the Preliminary
Plan covering Liberty Park Subdivision with the stipulation two (2)
T-turn arounds are provided at the southeasterly end of Carol Ann
Drive and also at the southwesterly end of Carol Ann Drive; seconded
by Mrs. Howes. Carried. Letter to be sent to Mr. Victor Liberatore,
owner/developer requesting final plat be submitted within six (6)
months from this meeting date.

PENDING ITEMS:

Inn-On-The-Lake, Lake Shore Road, Christie Castiglia.
Photo Mat, Town Hall Plaza, Amend Town Hall Plaza Site Plan.

Willow Run Subdivision, Phase III - Chairman signed Map Cover.

TOWN OF HAMBURG PLANNING BOARD MINUTES

9/29/76

The Town of Hamburg Planning Board met in regular session on Wednesday, September 29, 1976 at 7:30 p.m. Presiding was Chairman Recla and others present were Mr. Will, Mrs. Howes and Mr. McKenna; also Attorney Benzinger, Consultant Dawson, Building Inspector Jack Lauchert, Assistant Town Engineer Geiger, Councilman Schlehr and Mrs. Beale, stenographer. Absent: Mrs. Sherwood, Mr. Corcoran and Mr. Cook.

Minutes of the meeting of 9/15/76 were approved on motion by Mrs. Howes; seconded by Mr. Will. Carried.

HOWARD ROAD SUBDIVISION - HOWARD ROAD - PUBLIC HEARING:

The following Legal Notice was read by Secretary Mr. Art Will:

**LEGAL NOTICE
TOWN OF HAMBURG
PLANNING BOARD
APPROVAL OF SUBDIVISION PLAT KNOWN AS
HOWARD ROAD SUBDIVISION LOCATED ON
HOWARD ROAD**

Notice is hereby given that the Planning Board of the Town of Hamburg will hold a public hearing at the Hamburg Town Hall, S.6100 South Park Avenue, Hamburg, New York on the 29th day of September, 1976 at 8:00 p.m. E.D.S.T. for the purpose of approval of Subdivision Plat. This property is further described as follows:

ALL THAT TRACT OR PARCEL OF LAND situated in the Town of Hamburg, County of Erie, State of New York, being part of Lot 14, Township 9, Range 8, bounded and described as follows:

BEGINNING, AT THE POINT of intersection of the north line of Southwestern Boulevard (100' wide) and the west line of Howard Road (70' wide); thence northwesterly along the west line of Howard Road 300.56' to a point of bend; thence continuing northwesterly along the west line of Howard Road at an interior angle of 180 degrees 55'00" 411.00' to a point; thence southwesterly at right angles 120.00' to a point; thence northwesterly

at right angles 327.68' to a point; thence westerly at an interior angle of 127 degrees 51'47" 424.01' to a point; thence southerly at an interior angle of 85 degrees 53'38" 827.23' to a point; thence easterly at an interior angle of 89 degrees 53'03" 1104.14' to the point of beginning. (Containing 14.6 plus or minus acres).

FULL OPPORTUNITY to be heard will be given to all citizens and all parties in interest.

**EUGENE RECLA,
CHAIRMAN
TOWN OF HAMBURG
PLANNING BOARD**

Dated: September 21, 1976

HOWARD ROAD SUBDIVISION - PUBLIC HEARING - CONTINUED:

Chairman Recla asked if anyone present wished to be heard in favor of this subdivision? Mr. Jack Patterson, representative of Cipro Construction Corporation, site developers spoke in favor of the subdivision and stated this subdivision will be an asset to the Town of Hamburg and increase taxes for the Town.

Chairman Recla asked if anyone present wished to be heard in opposition to this subdivision? No one voiced any opposition to same.

Chairman Recla asked three times if anyone present wished to be heard for or against Howard Road Subdivision, as there was no reply, the hearing was closed.

Howard Road Subdivision was tabled for two weeks. If the Planning Board does not act on same within 45 days, the subdivision is automatically approved.

REVISED-SUNDANCE VILLAGE SUBDIVISION-SKETCH PLAN:

Mr. J. Schoellkopf, V., owner and Mr. Gerald Gertis of Tallamy, VanKuren, Gertis, Thielman, engineers, surveyors and planners, were present and submitted a Sketch Plan of Sundance Village Subdivision. This is a cluster type development, located in a R-2 Zoning District. The property is located on Schoellkopf Road and Athol Springs Walden Cliffs Cut-off Route 5 Road and is north of the original subdivision plan submitted which contained approximately 143 acres. The present subdivision plan contains 66 acres; 203 sub lot's - with proposed lot sizes of: 50' x 100' min., 55' x 100' and 60' x 100'. Developed area will consist of approximately 43 acres with approximately 23 acres of open area. Length of roadway: 7900 L.F.

Chairman Recla informed Mr. Schoellkopf the Board would discuss the sketch plan in executive session and also stated a copy of the plan would be sent to all appropriate Board's. Board members in discussing the plan in executive session set October 9th at 9:00 a.m. to make an on-site-inspection of the property.

B&J'S CHARCOAL HOTS - SOUTHWESTERN BOULEVARD:

Mr. Bernard Dowdall was present and submitted a revised Site Plan showing the required lot width at building line of 100 feet; also the required parking spaces were shown on the revised plan.

The following replies were received and read:

Hamburg Traffic Safety Board: "Site Plan appears good. Plantings at drive not to exceed 2½ feet. Refer to DOT re road cut permit. Sign could be sight distance problem."

Assistant Town Engineer Geiger was present and informed the Board their secretary is on jury duty at the present time and as soon as possible they will submit in writing their approval of the revised Site Plan.

New York State DOT, J. M. Galvin, Assistant Resident Engineer gave verbal approval of the Site Plan, this date.

DUNLOP TIRE & RUBBER CORP., AMES STORE, TOWN HALL PLAZA, CONT'D.:

The Planning Board had advised Mr. Dorn that a sidewalk must be provided in front of the addition; this was shown on the Site Plan submitted. Mr. Dorn had also been advised two prints must be submitted as this is an amendment to the Town Hall Plaza Site Plan.

Motion was made by Mr. Will to approve the Site Plan as presented; seconded by Mr. McKenna. Carried.

OFFICE BUILDING - SOUTHWESTERN BLVD., REVISED SITE PLAN:

Mr. Ed McMahon, owner and Mr. John Cirrincione presented a revised Site Plan to the Board. Mr. McMahon was informed pre-cast curbing must be installed on either side of the driveway from the front property line back to the parking area to prevent cars from running onto the green area. Mr. McMahon stated the pre-cast curbing would be installed as requested. The Board also informed Mr. McMahon the sign must be setback 5' from the front property line and a minimum of 7' from the bottom of the sign to ground level for proper line-of-sight for cars exiting from this property and cannot exceed 18' in total height.

Mr. Lauchert, Building Inspector informed the Board he had received a verbal approval from J. M. Galvin, Assistant Resident Engineer, NYS DOT with the stipulation shrubs are planted in the green area along the easterly lot line, not over three (3) feet in height so as not to obstruct line-of-sight.

Town of Hamburg Traffic Safety Board and Town of Hamburg Engineering Department both gave verbal approval of the Site Plan.

Motion was made by Mr. Will to approve the Site Plan with the above mentioned stipulations regarding pre-cast curbing and additional shrubs in green area along easterly lot line; seconded by Mrs. Howes. Carried.

OTHER ITEMS:

Letter received from William Harris, P.E., Town Engineer re: Towne Meadows Subdivision with copy of letter attached from N.Y.S. Department of Transportation and copy of letter sent to Mr. John Bosse from Mr. Harris in which the NYS DOT stated about sixty feet of the subdivision will extend into their proposed right-of-way for the subject project (P.I.N. 5215.00 Mile Strip Road South Park Avenue (Rte. US 62) to Southwestern Blvd. (Rte. US 20). Letters read by Chairman Recla and filed.

Chairman Recla received notification of Information Conference re: E19-HUD-HR-152, Buttermilk Falls, Town of Hamburg to be held October 6, 1976 at 2:00 p.m. at Erie & Niagara Counties Regional Planning Board Offices in Amherst, New York. Building Inspector Jack Lauchert will attend this conference.

Motion was made by Mr. Will to adjourn meeting at 11:00 p.m., seconded by Mrs. Howes. Carried.


ARTHUR WILL, SECRETARY

B&J'S CHARCOAL HOTS - SOUTHWESTERN BOULEVARD - CONT'D.:

Building Inspector Lauchert informed Mr. Dowdall the sign must be setback 5' from the front property line and be no less than 20' from any other property line; a minimum of 7' from the bottom of the sign to ground level for proper line-of-sight for cars exiting from the restaurant and not to exceed 18' in total height.

Mr. Bernard Dowdall asked if the parking lot had to be paved right away and Mr. Lauchert replied no and informed Mr. Dowdall the parking lot should not be paved for at least a year or until the stone or gravel base has completely settled.

As this property will be served by a septic system, Erie County Health Department must approve same. Mr. Dowdall informed the Board the Health Department would not make percolation tests until approval was received from the Planning Board of the Site Plan.

Motion was made by Mr. McKenna to approve the revised Site Plan as presented subject to Erie County Health Department approval of the Septic System; seconded by Mrs. Howes. Carried.

MEADOWVALE SUBDIVISION - BIG TREE ROAD & BAYVIEW ROAD:

Mr. John Bosse, owner and Mr. Gerald Gertis of Tallamy, VanKuren, Gertis & Thielman presented a Sketch Plan covering Meadowvale Subdivision. Chairman Recla noted that the open area does not meet the 10% minimum required and, therefore, money in lieu of land will be necessary to make up the difference.

Building Inspector Jack Lauchert informed Mr. Bosse the Town requires a sidewalk fronting on the open space and if this subdivision is Phased, an easement must be provided to the open area from Phase I. Mr. Bosse had stated that if the subdivision is phased, Phase I would be the portion fronting on Big Tree Road. The open area is to be dedicated to the Town of Hamburg with the filing of Phase I. T-turn around must be provided at the southerly boundary of S.L.'s 20 & 58 (Mistymeadow Lane), also, the southerly boundary of S.L.'s 53 & 96 (Polly Lane).

Sketch Plan to be submitted to Big Tree Fire Department and NYS DOT for their comments and/or recommendations.

Mr. Bosse was requested to submit a legal description of the property to the Building Department no later than October 4th. Upon receipt of legal description, Public Hearing will be scheduled for the Planning Board meeting of 10-13-76 at 8:00 p.m.

DUNLOP TIRE & RUBBER CORP. - AMES STORE - TOWN HALL PLAZA:

Mr. R. W. Dorn, Retail Stores Supervisor for Dunlop Tire and Rubber Corp. and Mr. Beaver, contractor submitted a Site Plan to the Planning Board covering a proposed addition 20' x 35' in front of the existing service building of the Ames Store (originally Grant's) located in Town Hall Plaza.