

TOWN OF HAMBURG PLANNING BOARD MINUTES

10/13/76

ACTIONS TAKEN:

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

PUBLIC HEARING.  
NO OPPOSITION.  
TABLED.

ERECT CONCRETE BLOCK BUILDING  
GOWANDA STATE ROAD  
ORIGINALLY BRAYMILLER'S MKT.

SITE PLAN REVIEW.  
NO ONE APPEARED.

OPERATING ENGINEERS SCHOOL  
PLEASANT AVENUE  
MR. WITTEK

REVISED SITE PLAN.  
APPROVED AMENDED SITE PLAN  
WITH STIPULATION 20 PARKING  
SPACES BE SHOWN ON PLAN.

HAWLEY DEVELOPMENT CORPORATION  
S.5833 CAMP ROAD AT STALEY DR.  
MR. CARL JOHNS

SITE PLAN REVIEW.  
SUBMIT REVISED SITE PLAN.

SUPER DUPER STORE  
LAKE AVENUE, BLASDELL  
MR. BING PUTMAN

SITE PLAN REVIEW - REJECTED  
WITH FAVORABLE RECOMMENDATION  
TO ZONING BOARD OF APPEALS.

OTHER ITEMS:

HOWARD ROAD SUBDIVISION - HOWARD ROAD

Motion was made by Mr. Will to remove from the table Preliminary Plan covering Howard Road subdivision; seconded by Mrs. Sherwood. Carried. Motion was made by Mr. Will to approve the Preliminary Plan covering Howard Road Subdivision; seconded by Mr. Corcoran. Carried. Letter sent to Mr. Jack Patterson requesting final plat be submitted within six (6) months from this date.

LAUB SUBDIVISION - WEST SIDE OF DURHAM ROAD

Assistant Town Engineer Geiger requested information on width of roads in Laub Subdivision. Planning Board minutes of 7/10/74 were reviewed in which Attorney Magavern requested the same specifications approved in 1955 be allowed (50 foot right-of-way) to coincide with existing streets and Attorney Magavern stated he had discussed this with Mr. Saunders of the Highway Department and Mr. Saunders said this was satisfactory. The subdivision plan as far as lot sizes must conform to the present Code; R-2 zoning; also \$50.00 per dwelling unit in lieu of land. Approved revised plan: 2/12/75.

PENDING ITEMS:

Inn-On-The-Lake, Lake Shore Road, C. Castiglia  
Photo Mat, Town Hall Plaza, Amend Town Hall Plaza Site Plan.  
Sundance Village Subdivision, Schoellkopf Road and Athol Springs  
Walden Cliffs Cut-off Route 5 Road.

TOWN OF HAMBURG PLANNING BOARD MINUTES

10/13/76

The Town of Hamburg Planning Board members met in regular session on Wednesday, 10/13/76 at 7:30 p.m. Presiding was Chairman Recla and others present were Mr. Will, Mrs. Sherwood, Mrs. Howes, Mr. Corcoran, Mr. Cook, Mr. McKenna, Attorney Benzinger, Consultant Dawson, Building Inspector Lauchert, Assistant Town Engineer Geiger, Councilman Schlehr and Mrs. Beale, stenographer. Town Engineer Harris attended the last portion of the meeting to discuss proposed Sundance Village subdivision.

Minutes of the meeting of 9/29/76 were approved on motion by Mr. Will; seconded by Mr. Corcoran. Carried.

MEADOWVALE SUBDIVISION - BIG TREE ROAD AND BAYVIEW ROAD:

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

**LEGAL NOTICE  
TOWN OF HAMBURG  
PLANNING BOARD  
APPROVAL OF SUBDIVISION  
PLAT KNOWN AS  
MEADOWVALE SUBDIVISION  
LOCATED ON  
BAYVIEW ROAD & BIG TREE  
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 13th day of October, 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:

BEING ALL THAT TRACT OR PARCEL OF LAND located on the north side of Bayview Road and the south side of Big Tree Road in the Town of Hamburg, County of Erie, State of New York and being part of Lot 7, Township 9, Range 8 of the Holland Land Company's Survey and further bounded and described as follows:

BEGINNING at the intersection of the west line of the former Hamburg Railway Company and the centerline of Bayview Road; thence northwest along the centerline of Bayview Road 1115.97 feet to the south corner of lands of Schoepple by Liber 6793 of Deeds at page 379; thence northeast 316.56 feet to the east corner of Schoepple; thence northwest 466.60 feet to the

north corner of Schoepple; thence southwest at right angles to the last described line 311.10 feet to the centerline of Bayview Road; thence northwest along the centerline of Bayview Road about 310.0 feet; thence north about 400.0 feet to the south line of lands conveyed to Salisbury by Liber 35 of Deeds at page 46; thence east about 50.0 feet to the southwest corner of Salisbury; thence north along the east line of Salisbury 132.0 feet to the centerline of Big Tree Road; thence east along the centerline of Big Tree Road 1198.66 feet to the west line of School District No. 7 by Liber 128 of Deeds at page 10; thence south 100.56 feet to the southwest corner of Liber 128 of Deeds at page 10, thence south a distance of 1655.56 feet along the west line of the former Hamburg Railway Company to the point of beginning and containing 29.3 acres more or less.

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

EUGENE RECLA,  
Chairman  
Town of Hamburg Planning Board

MEADOWVALE SUBDIVISION - PUBLIC HEARING - CONT'D.:

Chairman Recla asked if anyone present wished to be heard in favor of this subdivision? Mr. John Bosse, owner/developer was present and stated he is in favor of same.

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

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

Meadowvale Subdivision Preliminary Plan was tabled for two (2) weeks.

Chairman Recla read the following letter from J. M. Galvin, Assistant Resident Engineer South Erie County, NYS DOT, 10/5/76:

"I have completed my review of the subject sketch plan and have the following comments:

1. The proposal lacks many details which must be considered before issuing a permit. Such things as site distance, grading, drainage, pavement width and type must be included before a full review is made.
2. Site distance is a very important consideration. We must know the exact location for proposed Polly Lane.
3. A Highway Work Permit will be required.

Please forward more detailed plans as they are available. Refer any questions to 649-2157."

OPERATING ENGINEERS SCHOOL - PLEASANT AVENUE:

Mr. Warren Wittek of Milstein, Wittek, Davis & Associates, architects was present and submitted a revised Site Plan. Mr. Wittek informed the Board the major variations have to do with the parking and entrance drives. The parking lot to the west of the building was never constructed according to plans as actual use of the building has proven that it is not needed. The parking space in front of the building is sufficient to accommodate the school requirements. The entrance drive to the west of the building is an existing drive that has been utilized rather than abandoning same and creating a new drive further east. Some of the shrubs shown on the original plan have been relocated and additional shrubs shown on the north side of the building and a portion of the front of the building.

Mr. Herman Feldman and Mr. Art Lamb of the Operating Engineers were present and informed the Board they are operating under a temporary Certificate of Occupancy and ask the Board's approval of the revised Site Plan so that the final Certificate of Occupancy can be issued. They also stated the existing parking area has two (2) separate layers of base and because of the heavy equipment used on the premises, final paving was not done as the heavy equipment would ruin same.

Motion was made by Mr. Will to approve the amended Site Plan with the stipulation twenty (20) parking spaces be shown on the plan; seconded by Mrs. Sherwood. Carried.

HAWLEY DEVELOPMENT CORP., S.5833 CAMP ROAD:

Mr. Carl Johns of Hawley Development Corp. presented a Sketch Plan of the above property and informed the Board they wish to remodel the existing abandoned gas station and construct an addition to the rear of the building to be used as a convenience store and operate the existing gas pumps as self-service pumps with an electronic read-out inside the store.

Building Inspector Lauchert informed the Board, Mr. Johns has an application before the Zoning Board of Appeals for a variance in front yard setback for the existing pumps and also for the setback of the proposed addition to the rear of the building.

The Board in reviewing the Plan requested concrete bumper blocks along Staley Drive, 3' from the property line, with no entrance or exit onto Staley Drive. Also requested grass area between the driveway locations on Camp Road and grass area in the triangular shaped portion at the corner of Camp Road and Staley Drive; shrubs along the property line on Staley Drive approximately 70' back from the corner of Camp Road for line-of-sight clearance. Ten (10) parking spaces are to be provided: three (3) north of the existing building, five (5) south of the existing building and two (2) toward Staley Drive also to be located approximately 70' from Camp Road. Grass and shrubs to be provided each side of building behind parking area. The above information is to be shown on a revised Plan; also sign location.

SUPER DUPER STORE - LAKE AVENUE, BLASDELL:

Mr. Bing Putman, owner and Mr. Kozub of Shaw & Kozub, Architects, presented a Site Plan to the Board as they are expanding the parking lot to accommodate an additional 168 cars. Mr. Putman stated they intend to eventually put an addition on the store which will take approximately 70 existing parking spaces but with the proposed expansion of the parking lot will have over the required spaces with the addition.

As the Zoning Code does not permit parking in the first 40 feet, Mr. Putman was informed to apply to the Zoning Board of Appeals for the necessary variance.

Motion was made by Mrs. Howes to reject Site Plan presented with a favorable recommendation to the Zoning Board of Appeals; seconded by Mr. McKenna. Carried.

OTHER ITEMS:

The following letter was read by Chairman Recla: from Robert O. Starr, Superintendent, Frontier Central School, S.4432 Bayview Road, Hamburg, New York, dated: 10/6/76: "The present expansion of residential housing in the Town of Hamburg has created many new streets which the school districts must service with transportation. The Board of Education of Frontier requests the Planning Board to consider the requirements of a 60 passenger school bus for traveling, stopping and turning around on these streets when there is no adequate exit. School buses are not permitted to back up when transporting children or to use private drives. The turning circle for a 60 passenger bus is 80-100 feet depending on parking conditions. Your consideration is appreciated."

OTHER ITEMS, CONT'D:

Comments and/or recommendations re: Sundance Village:  
Hamburg Traffic Safety Board: "Suggest Superintendent of Highways be consulted relative to necessary widths of turnarounds for town snowplowing, and question of snow removal. Suggest island side of street curbed only. Suggest water hydrants be installed in islands. No other curbs in subdivision. If island curbed and road widened to 20 feet parking would then seem to be sufficient in horseshoe areas. One-way streets, relative to fire and safety regulations, seemed adequate to Chief Williams. No need for school buses to enter cul-de-sacs or horseshoes. Due to uniqueness of development, you may want to consult with County Department of Transportation (Hwy.) and also County Planning Department."

Superintendent of Highways, Leonard Saunders: "The Town of Hamburg Highway Department will not accept any turn-around or circle in Subdivisions for less than 125 feet turn-around, therefore, I cannot accept the proposed map of Sundance Village streets."

Director of Recreation, Alan Greenfield: "It is my understanding that recreational space will be provided by the developer on a "park district" basis. I am in favor of this concept in terms of providing open space for the residents in a particular subdivision.. However, I would ask you to consider the impact of such a development on the general area. At the present time there is a serious deficiency in Town-owned recreational space in the area. Unless the developer provides adequate space and facilities within the "district" the Town of Hamburg might very well be compelled to provide the same at a later date. Please contact me if you desire further information."

U.S. Department of Agriculture Soil Conservation Service, Francis L. Zaik, District Conservationist, East Aurora, New York - no reply as yet.

Lake View Fire Department - no reply as yet.

Town Engineer, William Harris was present and stated local or minor streets minimum right-of-way width should be 70 feet with 28 feet of pavement width as 60 foot right-of-way would take easements in front yards. The Planning Board agreed with Mr. Harris.

The Planning Board in discussing proposed Sundance Village Subdivision and at the recommendation of Attorney Benzinger, will notify Mr. J. Schoellkopf, V. to submit in writing the method of management plan covering the open space.

RECREATION AREA - HOWARD ROAD:

Councilman Paul Schlehr discussed memo sent to Town Board re recreation area in the vicinity of Howard Road. Mrs. Sherwood said this memo was sent because the Planning Board feels with the present development and probable future development in this area, a major recreation area will be needed as well as the 10% required from each subdivider.

OTHER ITEMS:

Consultant Dawson suggested a map of the Town of Hamburg be sent to Erie County Planning Division and request they designate any areas subject to review by their department as this would be very helpful for new development in the Town of Hamburg.

Mrs. Howes informed the Board there is a Coastal Zone Management meeting at Hamburg Town Hall on Tuesday, October 19th; Chairman Recla said he would attend this meeting.

Motion was made by Mr. Corcoran to adjourn the meeting at 11:30 p.m., seconded by Mr. Will. Carried.

  
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ARTHUR WILL, SECRETARY  
TOWN OF HAMBURG PLANNING BOARD

Next regular meeting: 10/27/76  
7:30 p.m.