

TOWN OF HAMBURG PLANNING BOARD MINUTES

10-15-75

ACTIONS TAKEN:

HAL CASEY
HONDA BY HAL
S.5161 CAMP ROAD

MUST SUBMIT REVISED SITE
PLAN AS PER STIPULATIONS
SHOWN IN MINUTES.

WILLIAM SCHIFERLE
PROPOSED BUTTERMILK FALLS
VERSAILLES PLANK ROAD

SUBMITTED SKETCH PLAN
TO REQUIRED BOARD'S.

NIGRO DEVELOPMENT CORP.
S.4215 MCKINLEY PARKWAY
KEN NIGRO - V. LIBERATORE

APPROVED SITE PLAN
PURSUANT TO LETTER FROM
COUNTY RE DRIVEWAY, FENCE
AND AUXILIARY PARKING ON
COUNTY RIGHT-OF-WAY.

A. McALLISTER
MAELOU DRIVE

SITE PLAN - WAREHOUSE
APPLY TO ZONING BOARD OF
APPEALS FOR VARIANCES.

V.F.W. POST #1419
NEW LAKE VIEW ROAD

SITE PLAN REVIEW
APPROVED CONTINGENT ON
ADD'L. CURBING TO BE SHOWN,
PROPOSED PARKING AREA.

TOWNE MEADOWS SUBDIVISION
WEST OF NILES AVENUE

APPROVED.

PENDING ITEMS:

Big Tree Wesleyan Church - 4171 Fairview Parkway
Revised Site Plan must be submitted.
E.P. Kirst & Sons, Inc. - 5727 South Park Avenue
Revised Site Plan must be submitted.
Wayfarers Lodge #1148 - S.4855 Rogers Road
Revised Site Plan must be submitted.

TABLED ITEMS:

Robert Loomis - Mobile Camping Park, Milestrip Road.

TOWN OF HAMBURG PLANNING BOARD MINUTES

10-15-75

The Town of Hamburg Planning Board members met in regular session on Wednesday, 10-15-75 at 7:30 p.m. Presiding was Chairman Weinheimer and others present were Mr. Sipprell, Mrs. Sherwood, Mrs. Howes, Mr. Corcoran, Consultant Dawson, Building Inspector Lauchert and Town Engineer Mr. Harris; Mrs. Beale, stenographer. Absent members: Mr. Will, Mr. Recla and Attorney Benzinger.

Minutes of the meeting of 9-24-75 were approved on motion by Mrs. Sherwood; seconded by Mr. Corcoran. Motion Carried.

HONDA BY HAL - S.5161 CAMP ROAD

Mr. Hal Casey appeared before the Board and was to present a revised Site Plan covering the above property as he is leasing same to a company that leases cars. The plan presented was an artists drawing and the Board informed Mr. Casey this drawing was not adequate as it was not drawn to scale and did not show the property as it actually exists. Chairman Weinheimer informed applicant a Site Plan must be submitted showing existing conditions plus what they intend to do with a new company using the premises.

Chairman Weinheimer informed Mr. Casey the following must be shown on a revised Site Plan;

- sixteen (16) parking spaces - striped
 - detail of existing paving and proposed show area-stone
 - all shrubs and trees to be shown on plan
 - sidewalk in front of building to be shown, plus dimension
 - grassed areas to be labeled
 - location of free-standing sign (proposed location)
 - as built of site
 - 5' back from right-of-way on Camp and Dartmouth grassed area with curbing: pre-cast in straight area and poured in place in curved areas.
- Site Plan must be stamped and signed by licensed architect or surveyor.

Mr. Casey was informed the next regular meeting of the Planning Board is 10-29-75.

PROPOSED BUTTERMILK FALLS SUBDIVISION - VERSAILLES PLANK ROAD

Mr. William Schiferle, owner of the above property appeared before the Board with attorney Anthony Colucci and Mr. Gertis of Conable, VanKuren, Gertis and submitted a Sketch Plan of the proposed subdivision.

Chairman Weinheimer informed Mr. Schiferle, Attorney Colucci and Mr. Gertis the Planning Board must submit a copy of the Sketch Plan to the Town Board, the Engineering Department, the Traffic Safety Board, the Environmental Board, Recreation Department, Lake View Fire Department, Erie County Highway Department and their replies will be received for the Planning Board meeting of 10-29-75.

NIGRO DEVELOPMENT CORP. - S.4215 MCKINLEY PARKWAY

Mr. Ken Nigro and Mr. Victor Liberatore appeared before the Board and presented a Site Plan of the above property. Mr. Victor Liberatore informed the Board they have posted no parking signs in their parking lot to keep trucks from parking on their property at night. Mr. Liberatore also informed the Board he has talked to the County and they will send a letter to the Building Inspector, Jack Lauchert regarding Nigro Development Corporations fence, driveway and auxiliary parking area on the County right-of-way.

Letter received 10-16-75 Attn: John J. Lauchert, Building & Zoning Inspector re: S-4215 McKinley Parkway - Planning Case No. 74-405; letter dated 10-14-75 from Kenneth L. Reitmeier, P.E., Deputy Commissioner - Highways, by: Philip F. Frandina, P.E., Supervisor of Construction stating as follows: "The permanent fence which roughly follows Mr. Nigro's property line around the cul-de-sac we believe is in substantial compliance with the requirements of his permit from this department and the Town Zoning Board of Appeals decision, re: appeal no. 1618. The fence is a physical and visual barrier which effectively eliminates the possibility of automobiles traveling through the property as a short-cut from McKinley to Sheldon. A barrier of this type was requested in our communication to the director of planning in November of 1974*(copy enclosed)."

"The drainage system at the southerly edge of the parking area was installed by the County as a part of the Highland Avenue project. The drainage system, as presently exists, is necessary to drain the cul-de-sac area and the immediate surrounding right-of-way along Southwestern Boulevard."

"We have no objection to the location or type of improvements made to date on or adjacent to this property."

*"Memo dated 11-4-74 from Philip F. Frandian, P.E., To: Director of Planning, Case no. 74-405: "We recommend approval of the driveway permit requested to eliminate possible traffic hazards encountered by automobiles parking on McKinley Parkway in an attempt to reach the office. To eliminate the possibility of automobiles traveling through this property as a short cut to Sheldon Road, we request that a condition of the permit be to erect a possitive type barrier which will prohibit such usage."

Motion was made by Mr. Corcoran to approve Site Plan pursuant to letter from County of Erie, Department of Public Works allowing driveway, fence and auxiliary parking area on County right-of-way; motion seconded by Mrs. Sherwood. Carried. (Letter received the following day from the County.)

The Planning Board recommended that Building Inspector Jack Lauchert issue a Certificate of Occupancy.

A. McALLISTER, MAELOU DRIVE

Mr. McAllister appeared before the Board and presented a Site Plan and informed the Board he has been notified that the building he now occupies in the Village of Hamburg is scheduled for demolition; therefore, he has a purchase offer on property on Maelou Drive and wishes to construct a warehouse to be used for storage of material and one truck. The warehouse will have no plumbing as will be for storage only.

Chairman Weinheimer informed Mr. McAllister this property is located in a General Industry District and a minimum of one (1) acre lot area is required (§ 29-17, D (1) Zoning Code), therefore, it would be necessary to apply to the Zoning Board of Appeals.

The Planning Board recommends a favorable decision on this property to the Zoning Board of Appeals as the use of the property conforms to the Land Use Plan and will conform to the new Zoning Ordinance.

Motion was made by Mrs. Sherwood to deny the Site Plan as it is nonconforming to General Industry requirements and advised applicant to apply to the Zoning Board of Appeals; seconded by Mrs. Howes. Carried.

V.F.W. POST #1419 - NEW LAKE VIEW ROAD

Mr. James Palmer, President and Mr. David Darvill, Director of V.F.W. Post #1419 appeared before the Board for Site Plan Review covering the above property. Mr. Palmer informed the Board they have an option on adjoining property, approximately two acres, and the Board informed Mr. Palmer this should be shown on the Site Plan and show proposed future parking on this portion.

The Board in discussing this Site Plan informed applicants the area along the driveway should show curbing; curbing should be shown around willow tree; curbing at end of parking area, detail of pavement should be shown on plan; proposed future parking area should be shown and lighting to be shown on the plan.

Motion was made by Mrs. Howes to approve the Site Plan contingent on the above information being shown on a revised Site Plan; seconded by Mrs. Sherwood. Carried.

TOWNE MEADOWS SUBDIVISION - WEST OF NILES AVENUE

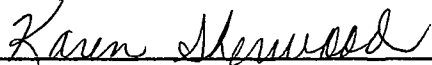
Public Hearing held on 9-24-75 on above subdivision. There was no opposition to same.

Motion was made by Mrs. Sherwood to approve Towne Meadows Subdivision; seconded by Mrs. Howes. Carried.

CORRESPONDENCE

Memo dated 10-7-75 from the Traffic Safety Board was read by Chairman Weinheimer. John Lauchert, Building Inspector sent a reply to the Traffic Safety Board on 10-16-75 advising them that many recommending committees and departments associated with developers in the Town are present at the Planning Board meetings since these meetings are open to the public and stated that if any member of their Board would like to attend, they would be welcomed by the Planning Board.

Motion was made by Mrs. Howes to adjourn meeting at 11:30 p.m., seconded by Mrs. Sherwood. Carried.



Karen Sherwood, Secretary
Town of Hamburg Planning Board

Next regular meeting: 10-29-75