

TOWN OF HAMBURG PLANNING BOARD MINUTES

10/27/76

ACTIONS TAKEN:

ROUNDTREE VILLAGE SUBDIVISION
HOWARD ROAD
MR. DENNIS PERRY

PHASE II - APPROVED AS
PRESENTED.

BRAYMILLERS MARKET
GOWANDA STATE ROAD

SITE PLAN REVIEW. SUBMIT
COPY OF SITE PLAN TO AP-
PROPRIATE BOARD'S.

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

MANAGEMENT PLAN COVERING
OPEN SPACE - DISCUSSION
ONLY.

OTHER ITEMS:

MEADOWVALE SUBDIVISION - Big Tree Road and Bayview Road.
Motion was made by Mr. Will and seconded by Mr. Corcoran to remove
from the table Preliminary Plan covering Meadowvale Subdivision.
Public Hearing covering above 10/13/76, no opposition. Motion was
made by Mrs. Sherwood to approve the Preliminary Plan with stipulations
recorded in minutes of 9/29/76; seconded by Mrs. Howes. Carried.

OPERATING ENGINEERS SCHOOL - Pleasant Avenue.
Submitted revised Site Plan with twenty (20) parking spaces shown
on plan; motion was made by Mrs. Sherwood to approve revised Site
Plan; seconded by Mr. Corcoran. Carried.

PENDING ITEMS:

Inn-On-The-Lake, Lake Shore Road, Christy Castiglia.
Photo Mat, Town Hall Plaza, Amend Town Hall Plaza Site Plan.
Hawley Development Corp., S.5833 Camp Road corner Staley Drive.
Super Duper Store, Lake Avenue, Blasdell.

TOWN OF HAMBURG PLANNING BOARD MINUTES

10/27/76

The Town of Hamburg Planning Board members met in regular session on Wednesday, 10/27/76 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 and Mrs. Beale, stenographer.

Minutes of the meeting of 10/13/76 were approved on motion by Mrs. Sherwood; seconded by Mr. Cook. Carried.

ROUNDTREE VILLAGE SUBDIVISION - HOWARD ROAD:

Mr. Dennis Perry of Marrano Enterprises, Inc. and Mr. Gerald Gertis of Tallamy, Van Kuren, Gertis and Thielman were present and presented plan to the Board outlining Phase II. Mr. Perry stated all improvements will be put in on Howard Road the same as Phase I with the lots on the north side of Howard Road only to be included in Phase II. Mr. Perry also stated the easement in Roundtree Village on the easterly portion of Hillcrest Lane will connect with the easement in the adjoining Howard Road Subdivision as he has discussed same with the developer of Howard Road Subdivision and this will be worked out. This easement will be in a later phase of Roundtree Village Subdivision.

Motion was made by Mr. Will to approve Phase II as presented; seconded by Mr. Corcoran. Carried.

BRAYMILLERS MARKET - GOWANDA STATE ROAD:

Mr. Jack DeCarlo, owner and Attorney Charles Tuppen appeared before the Board and presented a Site Plan of the proposed new Braymillers Market.

The Zoning Board of Appeals on 8/3/76 granted permission to erect a concrete block building with no part of building or overhang to be less than 50 feet from the right-of-way; no saleable items or parking permitted in first 50 feet in front of building. As this is located in an R-A District and not a permitted use, required approval of the Zoning Board of Appeals.

The Planning Board members in reviewing the Site Plan requests barriers on each side of the building extending from the building to the front property line such as planters or split-rail fencing with opening to provide access to store entrance and barrier on southeast side of building to be located 15' from building; also overlay depicting plan to embellish and improve area directly in front of building. Also suggest 3' tubs as planters at each side of entrance drives (total of four) to be removable in winter months.

Chairman Recla informed Mr. DeCarlo copies of the Site Plan would be submitted to the Hamburg Traffic Safety Board, Town of Hamburg Engineering Department and Environmental Board and New York State DOT for their comments and/or recommendations. Replies from these Board's will be reviewed at the Planning Board meeting of November 10, 1976.

SUNDANCE VILLAGE SUBDIVISION - SCHOELLKOPF ROAD:

The Planning Board had requested Mr. Jacob Schoellkopf, V. to present in writing the proposed management plan to cover the open area in Sundance Village Subdivision. As the cluster type development of Sundance Village Subdivision is the first such development presented to the Town of Hamburg Planning Board, Planning Board Attorney Joseph Benzinger had advised the Board a management plan should be submitted for review - re ARTICLE XXIV § 29-136. H. (2) "Provisions satisfactory to the Town Board shall be made to assure the proper maintenance of all nonpublic areas and facilities for the common use of occupants of any cluster housing development, including townhouses, but not in individual ownership of such occupants, without expense to the general taxpayers of the Town of Hamburg. The instrument incorporating such provisions shall be approved by the Town Attorney as to form and legal sufficiency before any approval action is taken by the Town Board."

Mr. Jacob Schoellkopf, V. informed the Board his attorney is presently out of town but had been in contact with Attorney Benzinger and Attorney Rooth and as soon as time permitted, a management plan will be submitted to the Planning Board for review. Mr. Schoellkopf further stated the management plan to be submitted in the near future would not be the final management plan as this plan in entirety will be very lengthy and costly.

Consultant Dawson stated he is against direct or indirect involvement of the Town of Hamburg where they would have any responsibility for the open area in the proposed Sundance Village Subdivision.

Chariman Recla read letter dated 10/20/76 from Lake View Volunteer Fire Association Inc., Michael De Berardinis, Chief in which the following recommendations were made: "Right of ways should be a minimum of 70 feet. Pavement on two way streets, minimum of 28 feet. Pavement on one-way streets, minimum of 18 feet. Parking on one side only. Pavement in cul-de-sacs, minimum radius of 50 feet, in order to insure proper turning distance for fire vehicles. A hydrant should be centrally located in each cul-de-sac or turn around, and on other streets, a maximum of 500 feet apart. It is also recommended that an area of approximately 150' x 150' (as marked on copy of plan) be set aside by the owner, and the Lake View Fire District be given a ten year option to purchase this lot, in the event they wished to build another sub-station in this area."

OTHER ITEMS:

Mr. Ferdinand Garcia was present regarding his property at 120 Linden Avenue. Building Inspector Jack Lauchert informed Mr. Garcia the Town Board and the Planning Board are in the process of discussing the adjoining property with Bethlehem Steel Company and should have a decision concerning his application within a month.

Building Inspector Lauchert informed the Board the Town Board is looking into purchasing land for recreation area in the vicinity

OTHER ITEMS, CONT'D.:

of Roundtree Village Subdivision. Mr. Lauchert also noted that the Town already owns twelve (12) acres in this area and are contacting WKBW regarding the possibility of purchasing some of their property at the southerly end of the Big Tree Road property. The Town Board will also contact Sisters of Charity concerning purchasing land.

Letter dated 10/26/76 from William Harris, P.E., Town Engineer regarding Super Duper Site Plan, Lake Avenue read by Chairman Recla: "We are very concerned regarding the way they are handling the stream which passes through the proposed parking area. Also, we would like more information on proposed finish grades in this area. In view of the above it is suggested that you request that they have their engineers meet with us regarding these problems."

The Planning Board asked Mr. Lauchert to notify the owner of Super Duper to contact the Town of Hamburg Engineering Department regarding their Site Plan.

Motion was made by Mr. Will to adjourn meeting at 10: 35 p.m., seconded by Mr. Corcoran. Carried.



ARTHUR WILL, SECRETARY
TOWN OF HAMBURG PLANNING BOARD

Next regular meeting: 11/10/76
7:30 p.m.