

TOWN OF HAMBURG PLANNING BOARD MINUTES

10-29-75

ACTIONS TAKEN:

HAL CASEY  
S.5161 CAMP ROAD

REVISE SITE PLAN AND  
SUBMIT TO BUILDING INSPECTOR.

SANTORA'S RESTAURANT  
CAMP ROAD

SITE PLAN REVIEW  
SUBMITTED PLAN TO APPROPRIATE  
BOARD'S.

KAMPGROUNDS OF AMERICA  
LEISURELAND  
CAMP ROAD

ZONING CLASSIFICATION TO BE  
STUDIED BY PLANNING BOARD.

BUTTERMILK FALLS SUBDIVISION  
VERSAILLES PLANK ROAD  
WILLIAM SCHIFERLE

SCHEDULED PUBLIC HEARING  
FOR 11-12-75.

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.  
Arch McAllister - Maelou Drive, Pending Zoning Board of  
Appeals decision.

TABLED ITEMS:

Robert Loomis - Mobile Camping Park, Milestrip Road.

TOWN OF HAMBURG PLANNING BOARD MINUTES

10-29-75

The Town of Hamburg Planning Board members met in regular session on Wednesday, 10-29-75 at 7:30 p.m. Presiding was Chairman Weinheimer and others present were Mr. Recla, Mr. Will, Mr. Sipprell, Mrs. Sherwood, Mrs. Howes, Mr. Corcoran, Consultant Dawson, Attorney Benzinger, Building Inspector Lauchert, Town Engineer Harris and Mrs. Beale, stenographer.

Minutes of the meeting of 10-15-75 were approved on motion by Mrs. Sherwood; seconded by Mrs. Howes. Motion carried.

HAL CASEY - S.5161 CAMP ROAD

Mr. Hal Casey appeared before the Board and submitted a revised Site Plan. The revised plan showed sixteen (16) parking spaces, 9' by 18' and Mr. Casey was informed by Chairman Weinheimer the Code requires parking spaces to be 10' wide x 20' deep, minimum and shall be striped. All aisles shall have a minimum width of 24 feet when the parking spaces are at a 90° angle with the driveway; 18 feet when the parking spaces are at 60°. (§ 29-21, G (3) (6).)

Mr. Casey informed the Board he is leasing this building and his client expected to be in November 1, 1975. Chairman Weinheimer said if the revised Site Plan was submitted to Building Inspector Jack Lauchert and Mr. Lauchert found the Site Plan to be correct, the Board members agreed Mr. Casey's tenant would be permitted to move in the building.

Mr. Casey is to submit the revised Site Plan to Jack Lauchert, Building Inspector as soon as possible.

SANTORA'S RESTAURANT - CAMP ROAD - SITE PLAN

Anthony Mussachio, Architect, Anthony Renaldo, Attorney, Samuel and Frank Santora, owners of the proposed restaurant appeared before the Board and presented a Site Plan.

The Planning Board in examining this Site Plan requested that three (3) parking spaces be eliminated (first three spaces nearest Camp Road) to permit better flow of traffic and parking spaces to be on a diagonal along entire northerly line. Bumpers to be shown also at the easterly end of property at the end of paved area.

Chairman Weinheimer advised applicants the Planning Board will submit a copy of the Site Plan to the following: Traffic Safety Board, Environmental Board, Engineering Department, N.Y. State Department of Transportation and the Scranton Volunteer Fire Department and the comments and/or recommendations will be received by the next Planning Board meeting on 11-12-75 at which time they will be read.

KAMPGROUNDS OF AMERICA - LEISURELAND - CAMP ROAD

Raymond Wylegala, Attorney appeared before the Board and informed the Board the owners of Leisureland are interested in a K.O.A. franchise and because of the facilities already at this location, feel this would be an ideal spot. Attorney Wylegala said they realize there is nothing in the present Code permitting camping grounds but asked if the Board is contemplating this type operation in the proposed Zoning Ordinance.

Chairman Weinheimer informed Mr. Wylegala that they are not to this portion of the ordinance and it will be two to three months before they have their recommendations for the Town Board. Mr. Weinheimer said the Planning Board would appreciate any information Mr. Wylegala or his client could secure on this type operation. Chairman Weinheimer assured Attorney Wylegala the Board will discuss this type operation and placement of same in the revised Zoning Ordinance.

BUTTERMILK FALLS SUBDIVISION - VERSAILLES PLANK ROAD

Mr. William Schiferle, owner of the above property, Attorney Anthony Colucci and Mr. Gertis of Conable, VanKuren, Gertis were present and the following reports were read by secretary Karen Sherwood:

HAMBURG TOWN BOARD: "Recommends the green space or proposed drainage retention area be left in a natural state and owned by the adjacent property owners with an easement 100' wide to the Town of Hamburg from the center line of the creek, to be shown on the Site Plan and the individual surveys. Also recommended to the Planning Board that the recreation fee of \$50.00 per dwelling unit be paid by the contractor when the building permit is obtained. Also, in the area of S.L. No. 250 on Buttermilk Lane, a 20' right-of-way in the form of an easement, be given to the Town so that access can be made from Buttermilk Lane to the Hamburg Central School District No. 4 property."

DIRECTOR OF RECREATION, ALAN GREENFIELD: "The following should be given serious consideration by the Planning Board:

1. Will the proposed drainage retention area meet the total recreational needs of the 258 new homes in the subdivision? Although the retention area kept in a natural state will meet the passive recreational needs of the area, I feel that there will be a demand also for active-type recreational areas.

2. Will the existing Lake View playground on Burke Road accommodate approximately 1,000 new participants? (Note: At the present time, the Town owns only a portion of the Burke Road recreational area.)

3. Is it desirable for small children to cross a busy highway (Lake View Road) to reach the playground on Burke Road?

4. Should monies in lieu of land be required to provide funds for the further development of Burke Road playground and/or for land acquisition in the general area bounded by Versailles Road, Heltz Road and Lake View Road.

I shall be happy to meet with the Planning Board to discuss any or all of the above considerations."

BUTTERMILK FALLS SUBDIVISION - Cont'd.:

HAMBURG TRAFFIC SAFETY BOARD: "Recommends all streets should be 28' minimum with parking restrictions on fire hydrant side. Fire hydrant side parking restriction necessary at cost of approximately \$910.00 (65 signs at \$6.25/sign, post \$7.75 excluding labor). Necessary traffic control devices noted on plan in red at cost of approximately \$305.25 (11 signs at \$20.00/sign and \$7.75 (post) excluding labor). Drive locations at T intersections noted in blue. Suggest use of NO OUTLET sign (\$20.00) on Buttermilk at Versailles.

Board questions adequacy of one exit and entrance to a main highway for 258 homes.

Will Hobblebush Lane, Mayflower Lane, Pincherry Way and Shadbrush Way continue in the future? The question of how these streets could be plowed in winter without dumping snow on other people's property, may present a big problem for the Town.

It is suggested parking be restricted on both sides of Buttermilk Lane for a distance of 200 feet east of intersection of Versailles Plank Road.

Mayflower Lane should be extended to Versailles Plank Road or Pincherry Way should be extended to Lake View Road to allow additional access to proposed subdivision."

LAKE VIEW VOLUNTEER FIRE ASSOCIATION INC. - Allan M. Launder, Chief: "Sketch Plan appears to be adequate. However, the present sketch does not show any plans for fire protection which, of course, is our main concern. We trust the following comments will receive favorable consideration:

1. Spacing of hydrants will be at the minimum required limits.
2. There will be a minimum size of an 8" line, which would be a looped system with no dead ends. (we have enough dead end hydrants in our district now)
3. Parking requirements would be properly arranged in order that there would be efficient movement of emergency vehicles.
4. Parking in the circles would be on one side only and vehicular movement would be greatly increased if parking were on the outside of the circle rather than the inside.

When plans for fire protection are made, I hope that your office will be in contact with this Fire Department.

Note: Hopefully the developer of this project can arrange for another entrance into the subdivision."

SOIL CONSERVATION SERVICE-U. S. DEPT. OF AGRICULTURE, 21 South Grove Street, East Aurora, N.Y., Edwin R. Merriman, Dst. Manager: "The enclosed review by the Soil Conservation Service raises some important questions concerning the advisability of such high density development on the proposed subdivision.

The area at best contains slowly permeable, poor drainage soils in its existing state.

Rooftops and roadways serve to increase runoff and decrease available infiltration areas within the soils on site.

We commend the consultants, Conable VanKuren Gertis for incorporating storm water retention/detention along the main water course.

We recommend that the developer reduce the density to a more manageable level or else ensure that no additional water problems will occur on site. Grading and filling tolerances will be very critical to prevent ponding. Homes without basements will certainly


BUTTERMILK FALLS SUBDIVISION - Cont'd.:

SOIL CONSERVATION SERVICE-U.S. DEPT. OF AGRICULTURE, Cont'd.: preclude the probability of basement wetness. If basements are to be constructed the builder should guarantee their protection from exterior water seepage." (Soils and Interpretive Report on file.)

Owner/applicant advised to submit revised Site Plan showing maul in center of entrance-exit driveway with sign location, show permanent drainage easement to the Town of Hamburg (drainage retention area to be left in natural state and owned by the adjacent property owners with an easement 100' wide to the Town of Hamburg from the center line of the creek; to be shown on Site Plan and individual surveys), 20' right-of-way in the form of an easement be given to the Town in the area of S.L. No. 250 on Buttermilk Lane so that access can be made to the Hamburg Central School District No. 4 property. Also informed applicant recreation fee of \$50.00 per dwelling unit must be paid by the contractor when the building permit is obtained.

Motion was made by Mr. Recla to schedule the Public Hearing on Buttermilk Falls Subdivision for 8:00 p.m., November 12, 1975; seconded by Mr. Sipprell. Motion carried.

Motion was made to adjourn meeting at 9:37 p.m., seconded by Mrs. Sherwood. Motion Carried.

  
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Karen Sherwood, Secretary  
Town of Hamburg Planning Board

Next regular meeting: 11-12-75