

TOWN OF HAMBURG PLANNING BOARD MINUTES

12-10-75

ACTIONS TAKEN:

PINE HILL COFFEE
MR. HAROLD WEISMORE
LAKE SHORE ROAD, WOODLAWN

SITE PLAN REVIEW.
COPY OF SITE PLAN SUBMITTED
TO APPROPRIATE BOARD'S.

RE-ZONING APPLICATIONS:

FRANK CIPRIANI and MARIO CIPRIANI - covering property on Southwestern Boulevard (Rt. 20) from R-F to Highway Commercial.

LIBERATORE BROS. - covering property on the south side of Washington Street, north of Washington Square, east of Deacon Street from R-2 to R-M to complete Washington Square complex (substituted for application filed 8-6-75).

LIBERATORE BROS. - S.5412 South Park Avenue from R-2 to R-M. Planning Board suggested applicant revise application and request re-zoning from Sprague Avenue north to cover Sub Lot's 1 thru 6.

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

12-10-75

The Town of Hamburg Planning Board members met in regular session on Wednesday, December 10, 1975 at 7:30 p.m. Presiding was Chairman Weinheimer and others present were Mr. Sipprell, Mr. Will, Mr. Recla, Mrs. Sherwood, Mrs. Howes, Mr. Corcoran, Attorney Benzinger, Consultant Dawson, Building Inspector Lauchert, Councilman Smith and Mrs. Beale, stenographer. Councilman Schlehr and Assistant Town Engineer Geiger were present later in the evening.

Minutes of the meeting of 11-26-75 were approved on motion made by Mr. Will; seconded by Mr. Recla, Motion Carried.

PINE HILL COFFEE - LAKE SHORE ROAD, WOODLAWN

Mr. Harold Weismore appeared before the Board and submitted a Site Plan covering property on Lake Shore Road, Woodlawn and informed the Board this will be a franchise type business and he hopes to construct additional buildings in other locations at a later date. Mr. Weismore presently has a doughnut and coffee operation in Orchard Park, New York and stated that all the doughnuts will be made at the new location in Woodlawn and will be transported by truck to Orchard Park, New York around midnight daily. Mr. Weismore also stated that delivery of necessary supplies will be made to the Woodlawn location once a week.

In reviewing the Site Plan, Mr. Recla informed Mr. Weismore the Board requires poured concrete curbing in the curved portion of the driveway and Mr. Weismore agreed to this. Mr. Weismore also stated he will erect a 6' stockade fence along the rear property line.

Chairman Weinheimer informed Mr. Weismore that a copy of the Site Plan will be submitted to the Traffic Safety Board, N. Y. State Department of Transportation, Town of Hamburg Engineering Department and the Woodlawn Fire Department. The N. Y. State DOT will show on their copy of the Site Plan the location and size of road cut allowed and the permit for same must be obtained from the NYS DOT.

The Planning Board looked favorably on the Site Plan and informed Mr. Weismore they would request comments from the other board's be returned to the Building Inspector within one week.

RE-ZONING APPLICATIONS:

FRANK CIPRIANI and MARIO CIPRIANI - covering property on Southwestern Boulevard (Rt. 20) from R-F to Highway Commercial.

The above re-zoning application was referred to the Planning Board by the Town Board for their recommendations.

RE-ZONING APPLICATIONS - Cont'd.:

The Planning Board discussed this application and motion was made by Mrs. Howes; seconded by Mr. Corcoran to recommend to the Town Board denial of this application. Motion Carried. Mr. Sipprell abstained from voting.

Chairman Weinheimer requested letter be sent to the Town Board recommending denial of this re-zoning application. In discussing this application, the Board members gave the following reasons for recommending denial: would be spot zoning; does not conform to the Land Use Plan; want to protect Southwestern Boulevard from excessive traffic generating business and suggest applicants look into other areas in the Town or along Southwestern Boulevard already zoned Highway Commercial.

LIBERATORE BROS. - covering property on the south side of Washington Street, north of Washington Square, east of Deacon St., from R-2 to R-M (substituted for application filed 8-6-75).

Mr. Victor Liberatore appeared before the Board regarding the above re-zoning application and informed the Board the parcel covered by this application is 128' wide x 140' deep; is adjacent to Washington Square and is requesting re-zoning so that he can complete this complex. Mr. Liberatore said at the present time people in the area use this lot as a dump and he has cleaned it up several times and now wants to construct an apartment building with access from Washington Square. Mr. Liberatore also informed the Board he had discussed his plans for same with the Zoning Board of Appeals and they look favorably on same.

Motion was made by Mr. Will to recommend to the Town Board re-zoning this property; seconded by Mrs. Sherwood. Carried.

Letter to be sent to the Town Board recommending re-zoning of this property to R-M as it is a direct addition to an existing R-M Zone; the pattern of development dictates this type zoning; will use existing streets in the R-M Zone and will increase the tax revenue for the Town.

LIBERATORE BROS. - S.5412 South Park Avenue from R-2 to R-M.

Mr. Liberatore appeared before the Board and stated that as per the Planning Boards request, he is requesting re-zoning of Sub Lot's 1 thru 6 to R-M and will submit a Legal Description of same on Monday, 12-15-75. Mr. Liberatore also informed the Board he had discussed this application with the Zoning Board of Appeals and they look favorably on same.

Motion was made by Mr. Sipprell; seconded by Mrs. Howes to recommend to the Town Board re-zoning of this property to R-M (Sub Lot's 1 thru 6) pending Legal Description being submitted to the Building Inspector. Motion carried.

Mr. Liberatore submitted Legal Description on 12-15-75 and letter dated 12-15-75 to the Town Board recommending re-zoning of property on South Park Avenue and Sprague Avenue, S.L.'s 1 - 6

RE-ZONING APPLICATIONS - Cont'd.:

in order to make existing use conforming; is continuation of R-M Zone; not out of character of neighborhood and will add to the economic tax value for the Town.

OTHER ITEMS:

Building Inspector Jack Lauchert discussed with the Board a letter from the Erie & Niagara Counties Regional Planning Board dated 12-4-75 re: Bethel Estates, stating applicant has agreed to provide storm water retention facilities as required by the Regional Storm Drainage Management Plan. As per the Boards request, Mr. Lauchert will send a letter to Mr. Herbert Chason requesting he inform the Planning Board where on the site this facility will be located as it is not shown on the plan that was conditionally approved by the Board.

Councilman Schlehr was present after attending a meeting of the Erie & Niagara Counties Regional Planning Board and informed the Board one of the items discussed was cluster development. Mr. Schlehr said if the Planning Board is interested he will contact the Regional Planning Board to see if a meeting can be scheduled at Hamburg Town Hall so the Planning Board and any other interested groups could hear the presentation on cluster development. The Planning Board was in favor of this suggestion and Mr. Schlehr will see if this can be scheduled sometime in February 1976.

Motion was made by Mr. Will to adjourn meeting at 10:30 p.m.; seconded by Mrs. Sherwood. Carried.

Karen Sherwood

KAREN SHERWOOD, SECRETARY
TOWN OF HAMBURG PLANNING BOARD

Next regular meeting: 1-14-76