

# Town of Hamburg Planning Board

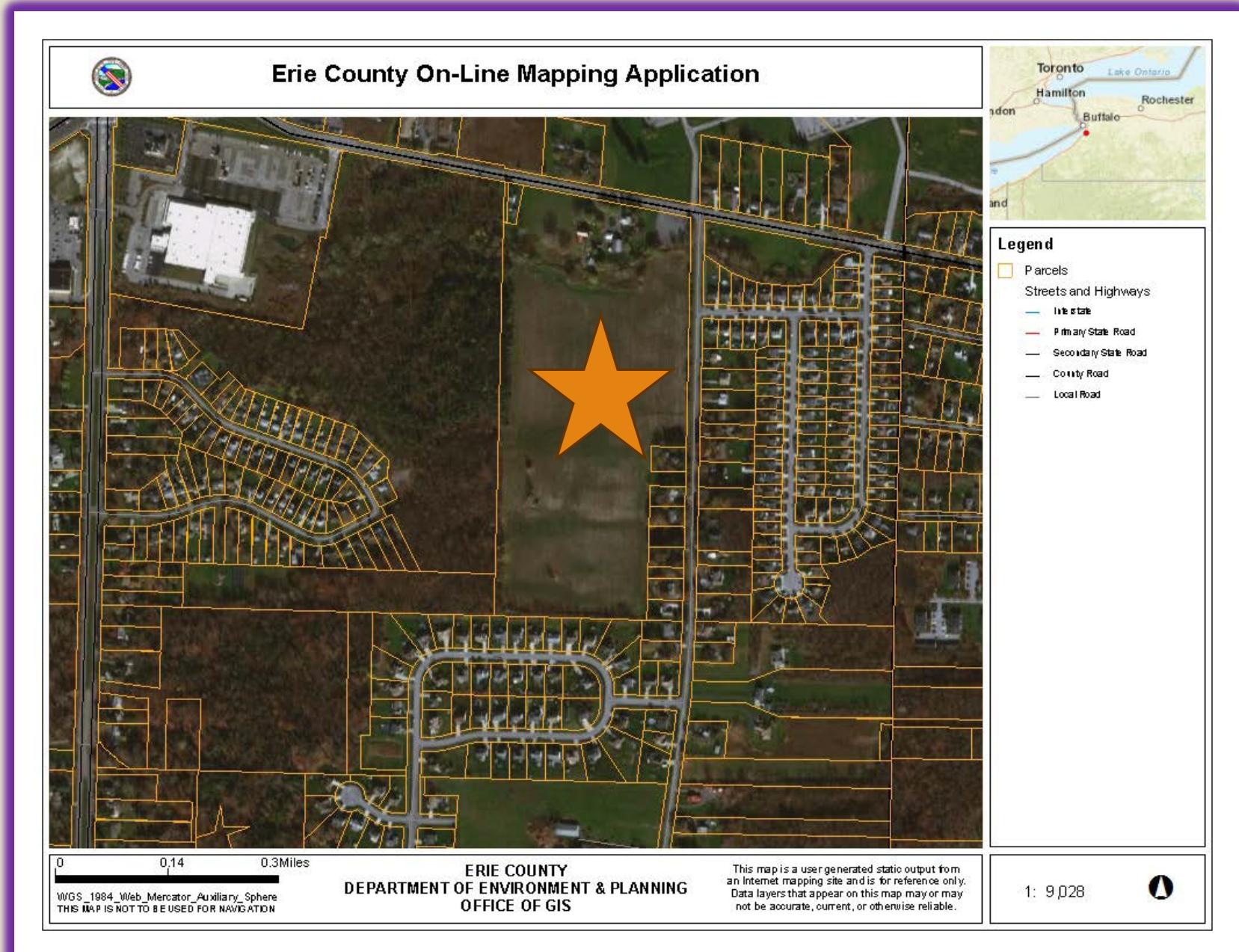
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**Project:** Parker Road Residential Subdivision

**Petitioner:** Parker Road Developers, LLC c/o David Manko

## BACKGROUND INFORMATION:

- Location: 4825 Big Tree Road
- Size of Project Site: 41.1 acres
- Zoning Classification: R-1 and C-2 along Big Tree Road frontage
- Proposed Use: Residential Subdivision
- Project requires Preliminary Plat Approval from the Planning Board
- Positive Declaration issued by the Planning Board on September 15, 2021

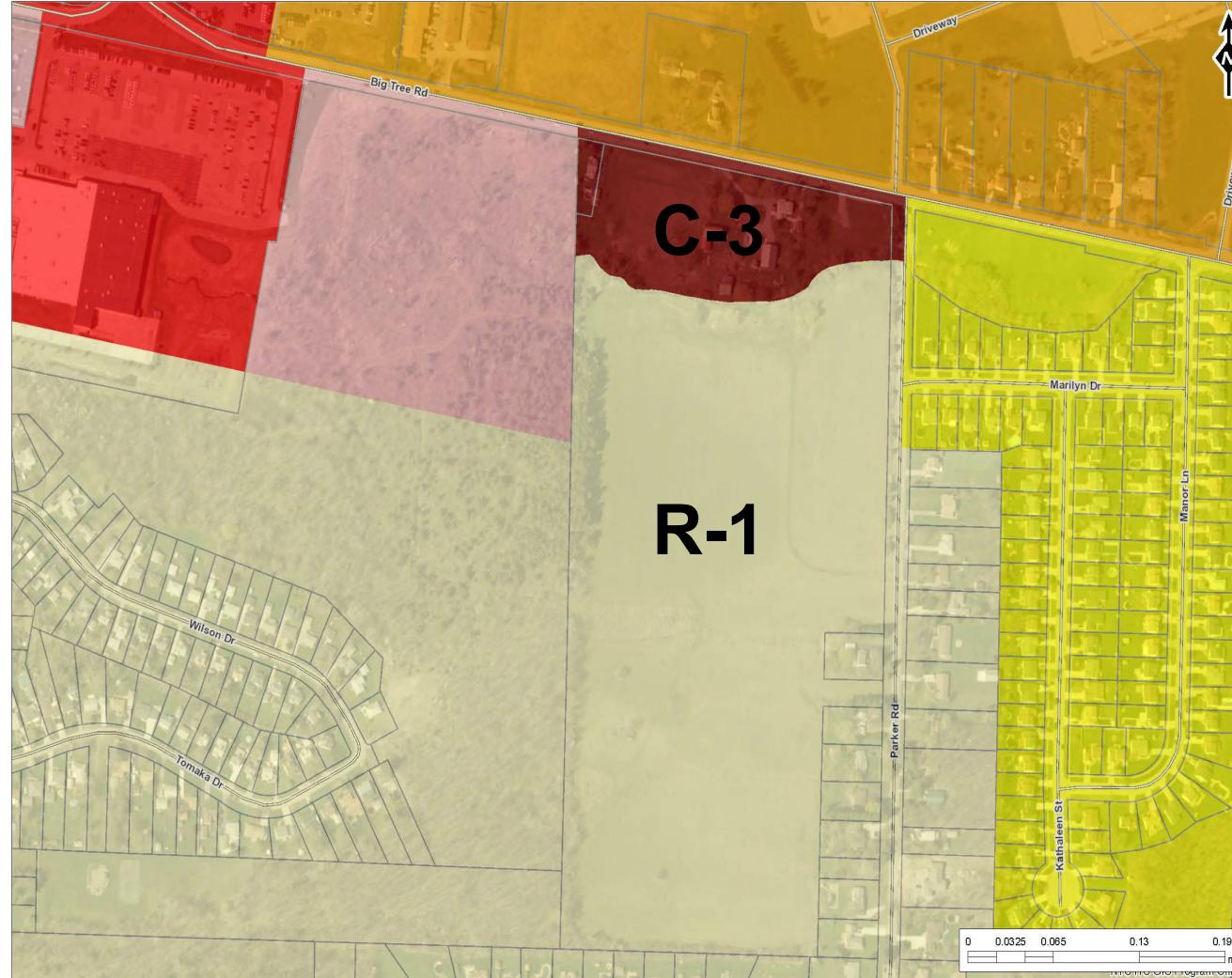


# ZONING MAP

## EXCERPT:

- Proposed residential subdivision to occur on portion of the Project Site zoned R-1
- R-1 zoning district expressly permits detached single-family dwellings per Section 280-31A(2) of the Zoning Code.

### Town of Hamburg Web Mapping Application



#### Legend

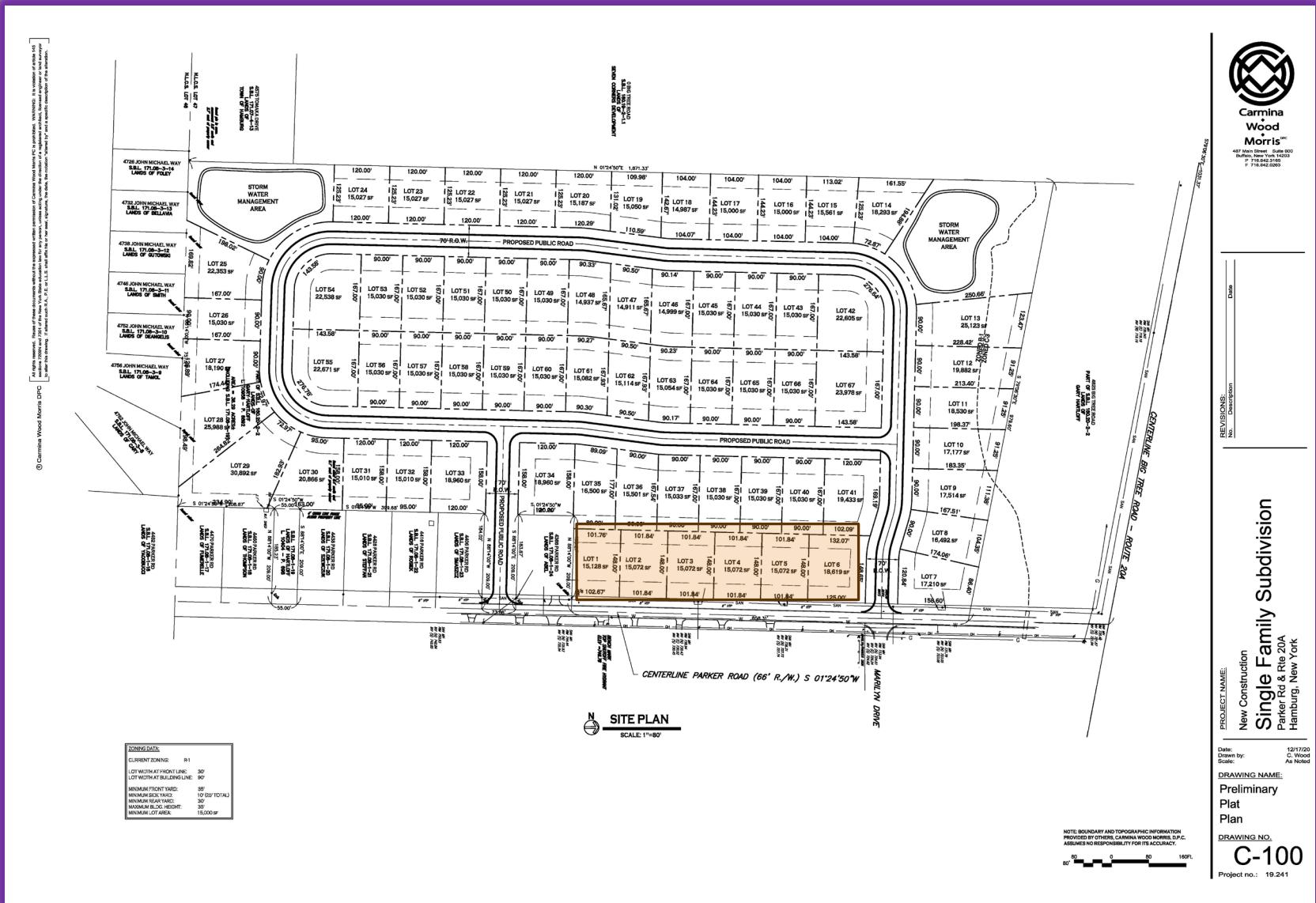
Parcels (Outline)
Hamburg Streets.
Hamburg Street Names
Town of Hamburg
<b>Town of Hamburg Zoning</b>
C1
C2
<b>C3</b>
WC
FG
HC
M1
M2
M3
P: Pre-Permitted Designation
NC
PRD
PR
PUD
R1
R2
R3
R4
RA
RE

Village of Hamburg Zoning

Residential 1B

## AS-OF-RIGHT PLAN:

- 67 lots for detached single family homes
- Minimum Lot Area of 15,000 sq. ft.
- 7 lots along Parker Road frontage
- 2 lots for stormwater management only

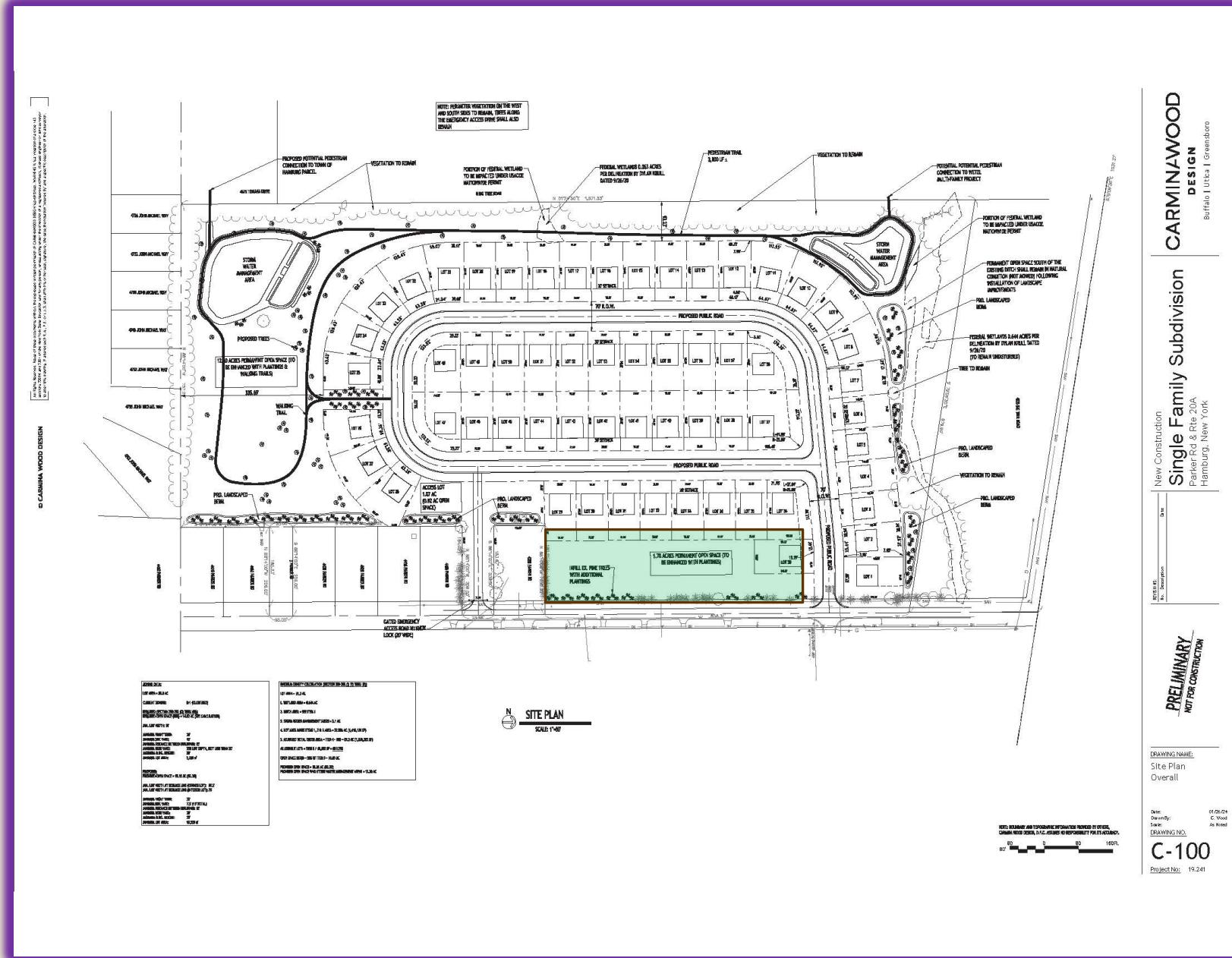


## **Identified Potentially Significant Adverse Environmental Impacts:**

- The Town of Hamburg Planning Board issued a Positive Declaration on September 15, 2021, and determined that the proposed action may include potentially significant environmental impacts to:
  - Land;
  - Surface Water;
  - Agricultural Resources;
  - Historic and Archaeological Resources;
  - Transportation;
  - Energy; and
  - Consistency with Community Plans

## **CLUSTERED SUBDIVISION LAYOUT:**

- The Project Sponsor's preference is to develop the Project Site as a clustered residential subdivision consisting of 59 lots for detached single-family homes as depicted on the Concept Site Plan [Drawing C-100]
- The clustered layout will result in a lower magnitude of environmental impacts than the development of the Project Site pursuant to the As-of-Right subdivision layout
- Nearby property owners have expressed a preference for the clustered subdivision layout during the public hearing held by the Planning Board on January 18, 2023



# RIPARIAN BUFFER PLAN AS DESIGNED BY EARTH DIMENSIONS:

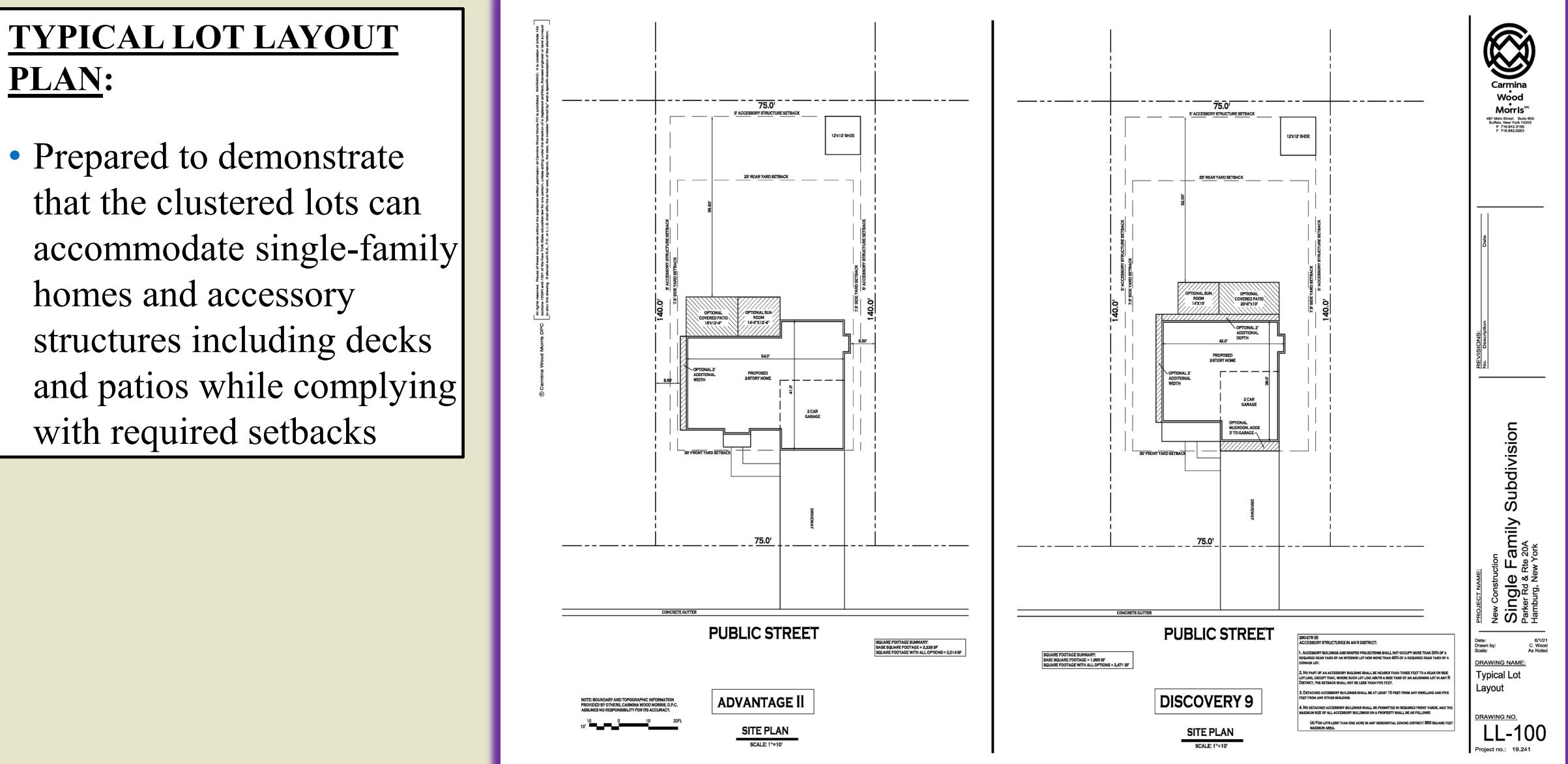


## **Benefits of Clustered Subdivision Layout:**

- 1. Preserve the Parker Road frontage of the Project Site as Permanent Open Space (total of 15.30 acres of Permanent Open Space proposed) and result in seven (7) fewer single-family homes (no homes along Parker Road frontage) than the subdivision layout for a non-clustered residential subdivision.
- 2. At the request of the Planning Board, the Project Sponsor will be establishing a riparian buffer with native plantings along the portion of the existing stream that bisects a portion of the Project Site to be developed. The Riparian Buffer Planting Plan was prepared by Earth Dimensions, Inc. The riparian buffer to be established for the tributary of Rush Creek will have a width of 25 ft. on each side of tributary and will include 81 trees [5 types] and 66 shrubs [3 types]. The implementation of the plantings as depicted on the Riparian Buffer Planting Plan will ensure the project does not result in any significant adverse environmental impacts to the portion of the tributary of Rush Creek located on the Project Site.
- 3. Less traffic impacts as a result of 60 lots instead of 67 lots [One driveway onto Parker Road with 2<sup>nd</sup> driveway is gated emergency access only]
- 4. Clustered subdivision layout also includes an on-site recreational trail with a length of 3,800 linear feet and will result in substantially less total impervious surface (2,800 linear feet of roadways versus 4,100 linear feet) than if the Project Site is developed pursuant to an As-of-Right layout based on the existing R-1 zoning classification consisting of sixty-seven (67) lots.
- 5. Reduction of impervious surfaces is beneficial from a stormwater management perspective.
- 6. Less public infrastructure is beneficial to the Town from a fiscal perspective.
- 7. Pursuant to the proposed clustered layout, the minimum lot size is 10,500 sq. ft. and each of the lots will have a minimum depth of 140 ft [smaller clustered lots of 5,000 sq. ft. that have been utilized for other residential projects are not being proposed and Lot Layout Plan demonstrates that the homes will comply with setback and provide a typical sized backyard that can accommodate decks, patios, etc.]

# TYPICAL LOT LAYOUT PLAN:

- Prepared to demonstrate that the clustered lots can accommodate single-family homes and accessory structures including decks and patios while complying with required setbacks



**PHASE I ENVIRONMENTAL SITE  
ASSESSMENT REPORT PREPARED BY LCS  
INC DATED OCTOBER 19, 2023:**

- Project Site does not have any contamination



**Phase I Environmental Site Assessment Report**

Agricultural Land  
Portion of 4825 Big Tree Road  
Hamburg, New York

LCS Project No. 23.07880.39  
Client Loan/File No. Not Provided

**Prepared For:**

David Manko  
Mission Hills Development Corp.  
4334 Clinton Street  
West Seneca, New York 14224

**Prepared By:**

LCS, Inc.  
40 La Riviere Drive, Suite 120  
Buffalo, New York 14202  
(800) 474-6802

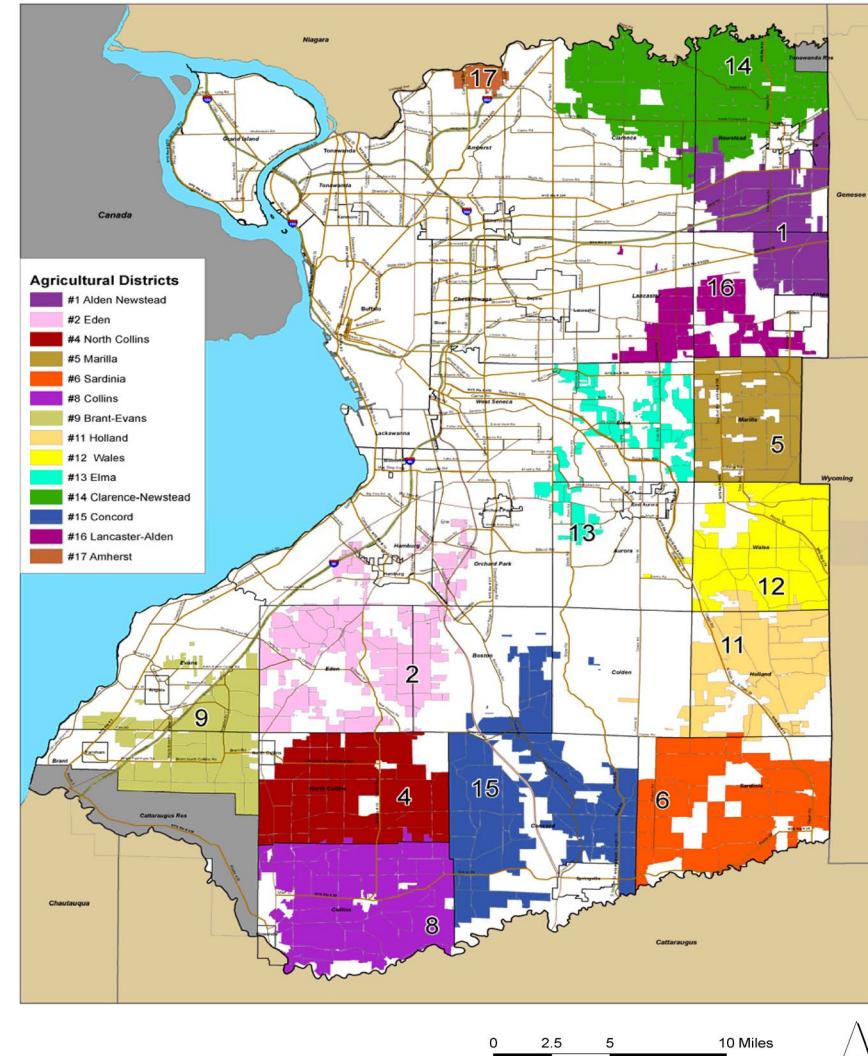
Based on a Site Investigation conducted on October 12, 2023 by Alan Schenk  
Interviews conducted by Alan Schenk

**October 19, 2023**  
Report Viable From: October 5, 2023

## COUNTY AG DISTRICT MAP:

- The last time the Project Site was utilized as a viable agricultural use was approximately thirty years ago
- Correspondence of Mark J. Dunford, Esq. dated August 16, 2021

Erie County, NY Agricultural & Farmland Protection Plan  
Land in Erie County Agricultural Districts



SOURCE:  
Erie County Department of Environment and Planning,  
Division of Planning  
Office of Geographic Information Services  
Includes parcels added during yearly enrollment periods.

CREATED: December 20, 2011  
REVISED: July 27, 2012

**Stuart I. Brown**  
Associates, Inc.  
A LaBelle Company

## **SEQRA and Project Review Process:**

- Unlisted Action – Coordinated Environmental Review Conducted although not required by SEQRA
- Planning Board is the designated Lead Agency pursuant to SEQRA
- Public hearing on the Draft Scoping Document held by the Planning Board on January 18, 2023
- Planning Board issued the Final Scoping Document on February 1, 2023
- DEIS with Appendices submitted on June 10, 2024, in accordance with the requirements of the Final Scoping Document issued by the Planning Board
- 45-day additional review period by the Planning Board of Completeness
- Submission of an updated DEIS addressing comments
- Public Hearing on the DEIS and Preliminary Plat once the DEIS has been determined to be complete
- Preparation of FEIS
- Issuance of a Findings Statement and Preliminary Plat Decision by the Planning Board

## **Conclusion:**

- Questions...