

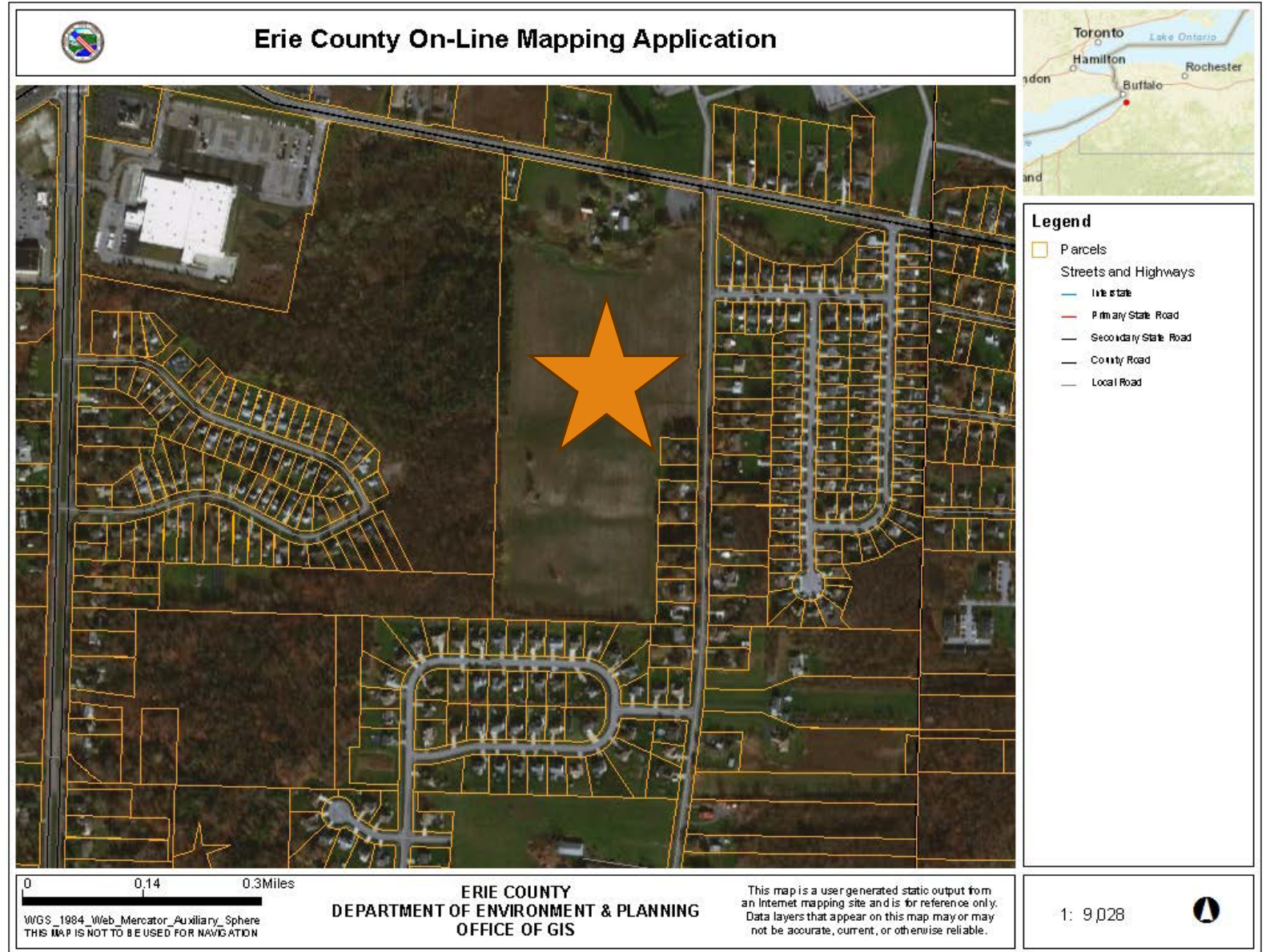
Town of Hamburg Planning Board

Project: Parker Road Residential Subdivision

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

BACKGROUND INFORMATION:

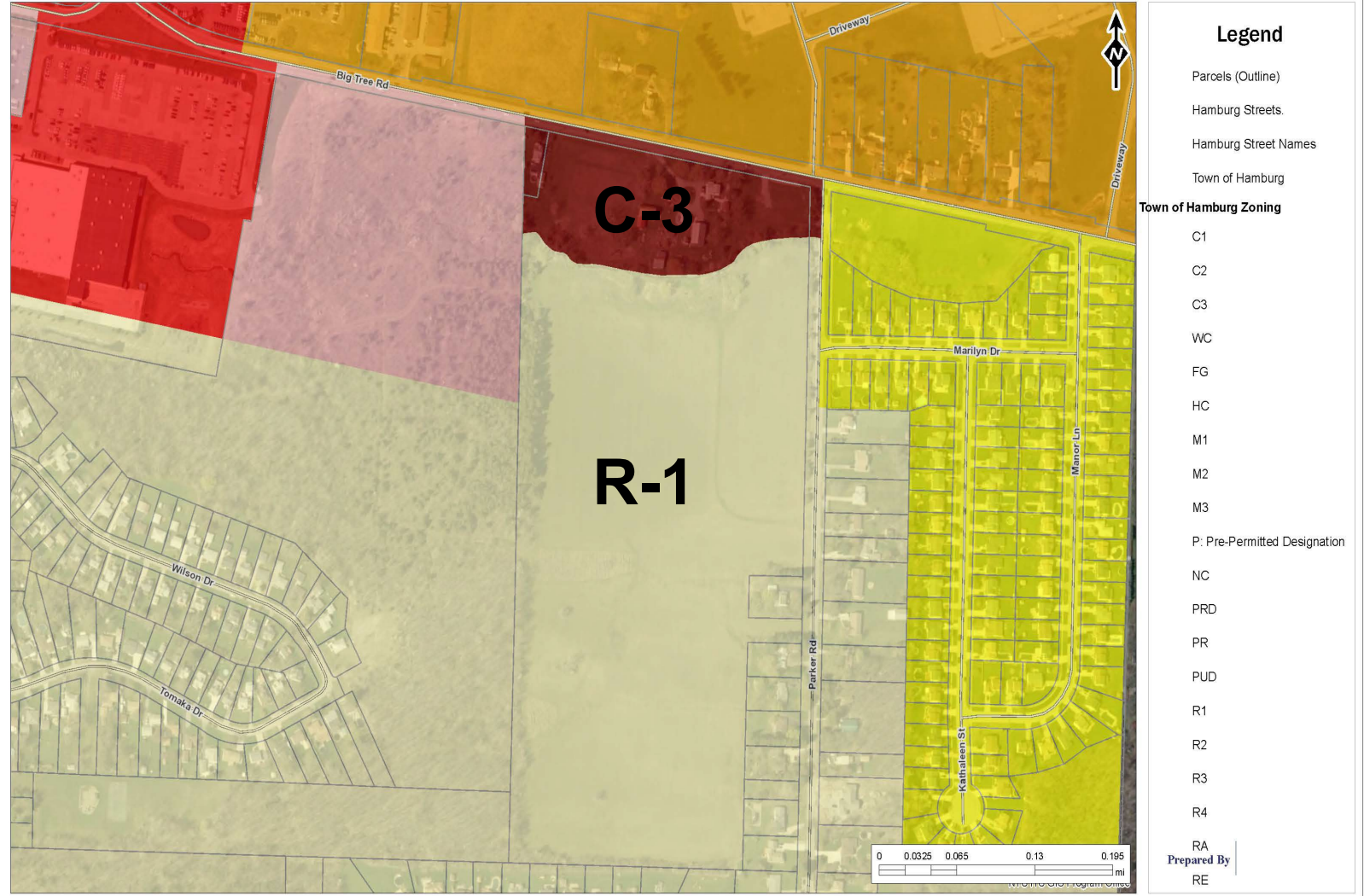
- Location: 4825 Big Tree Road
- Size of Project Site: 41.1 acres
- Zoning Classification: R-1 and C-2 along Big Tree Road frontage
- Proposed Use: Residential Subdivision
- Project requires Preliminary Plat Approval from the Planning Board
- Positive Declaration issued by the Planning Board on September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

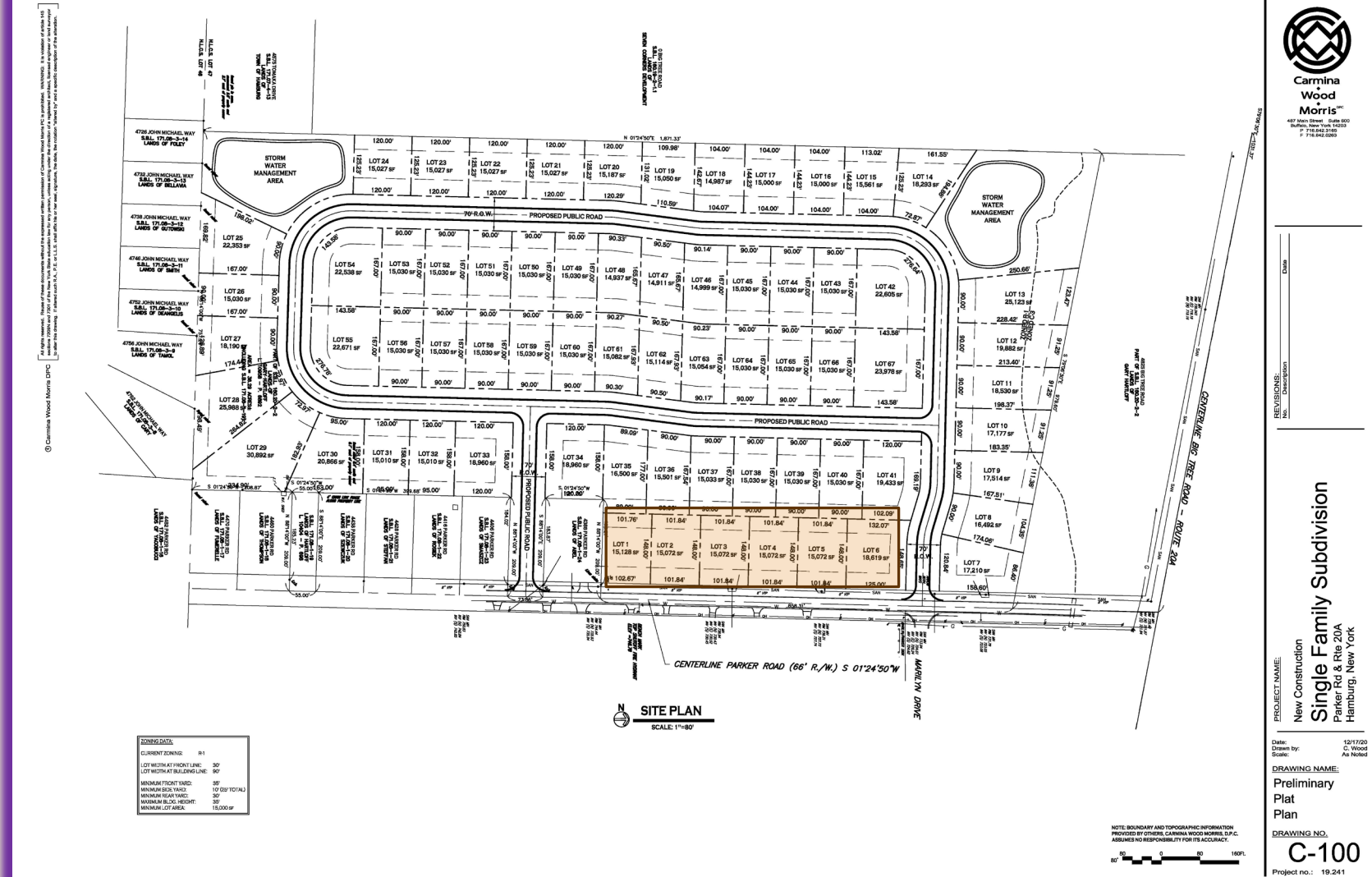
Town of Hamburg Web Mapping Application



Village of Hamburg Zoning

Residential 1B

- 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

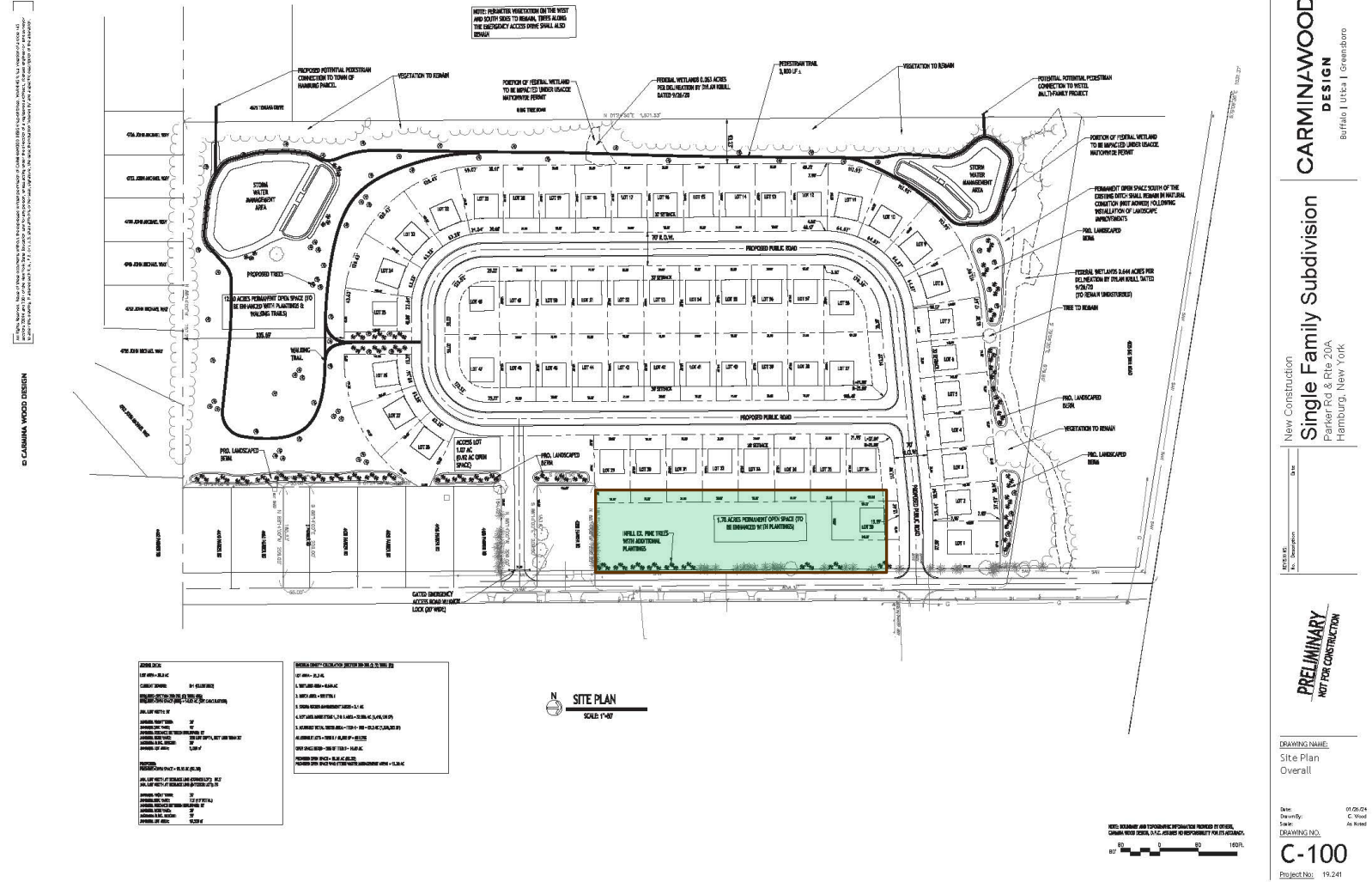


Identified Potentially Significant Adverse Environmental Impacts:

- 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:

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- RIPARIAN AREA TREE PLANTINGS** (*Minimum #2 size containers)
- Eastern Redbud (*Cercis canadensis*)– 16 plantings
 - Black Chokeberry (*Aronia melanocarpa*)– 16 plantings
 - Red Maple (*Acer rubrum*)– 17 plantings
 - Yellow Birch (*Betula alleghaniensis*)– 17 plantings
 - Northern Red Oak (*Quercus rubra*)– 15 plantings
- ALL TREE PLANTINGS TO BE PLANTED AT THE TOP OF SLOPE ADJACENT TO THE GREEK**
- RIPARIAN AREA SHRUB PLANTINGS** (*Minimum #1 size containers)
- Silky dogwood (*Cornus amomum*)– 22 plantings
 - Grey dogwood (*Cornus racemosa*)– 22 plantings
 - nannyberry (*Viburnum lentago*)– 22 plantings



NOTE: THIS PLAN WAS PREPARED BASED ON THE
PLANTING PLAN PREPARED BY EARTH DIMENSIONS
DATED 8/8/21

RIPARIAN AREA SEEDING

The riparian buffer area 25 feet wide on each side of the stream will need to be seeded and mulched immediately after the earthwork has been completed in order to stabilize these areas and minimize the risk of soil erosion. EDI proposes the following seed mixes for these areas:

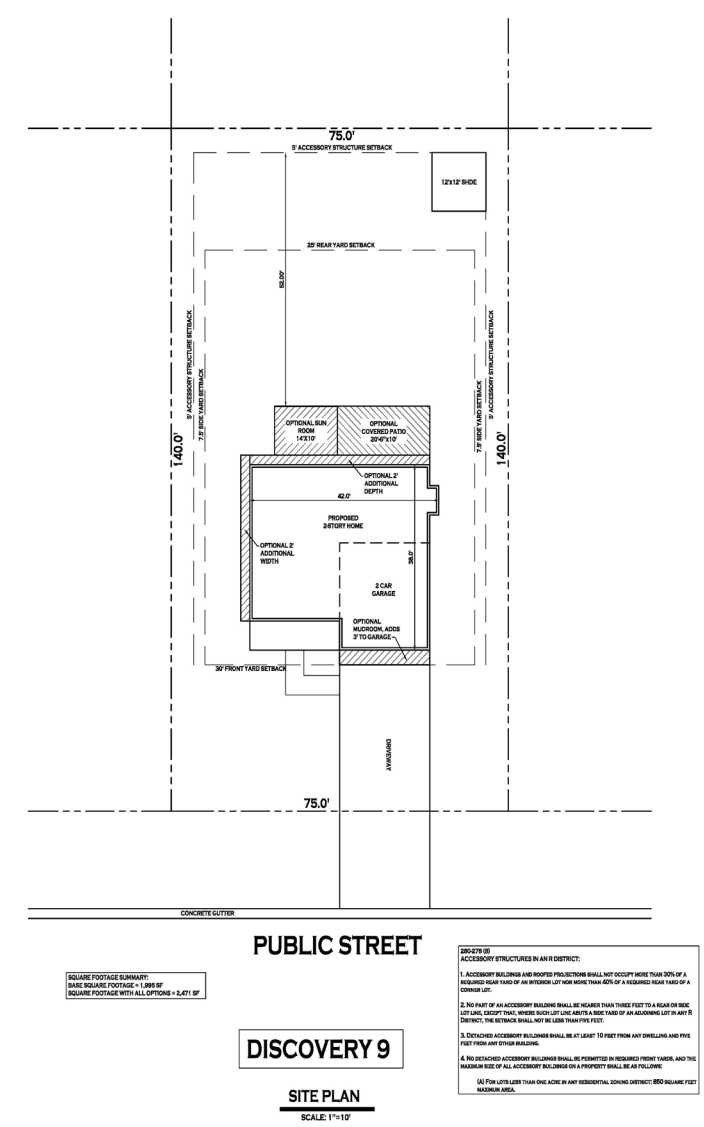
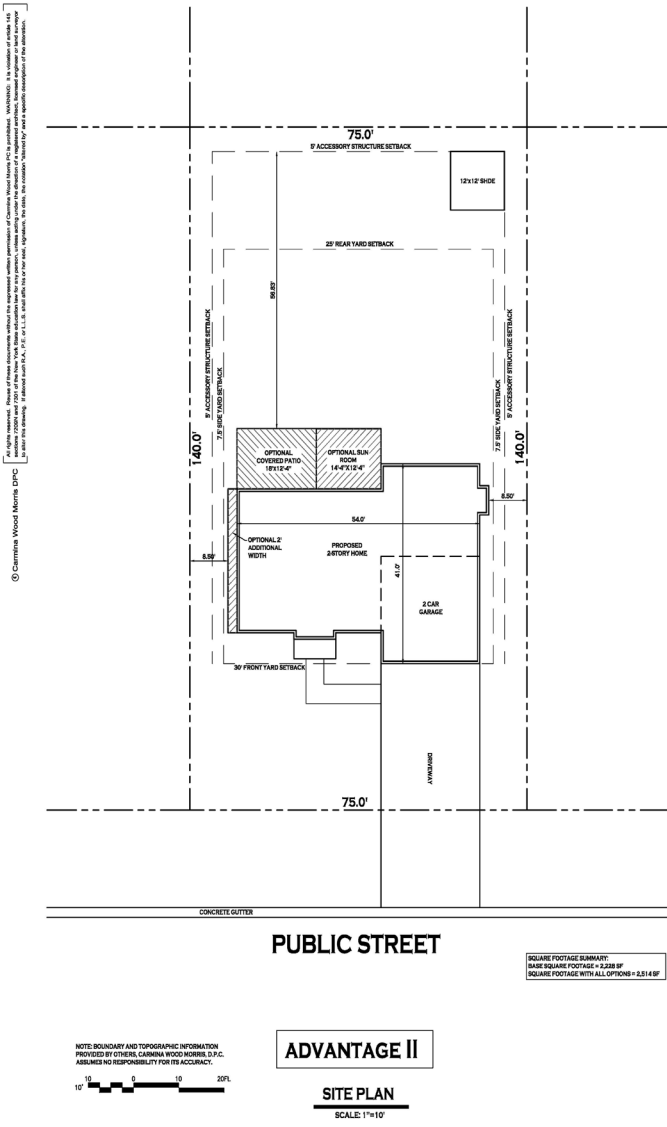
COVER CROP*			
*Annual hay or a cover crop is recommended at 10 lbs per acre			
Common Name	Latin Name	Indicator Status	Percent by Number of seeds (not weight)
Annual Ryegrass	<i>Lolium multiflorum</i>	NT	100%
Native Upland Wildlife Forage & Cover Meadow Mix			
Recommended use is 20% per acre			
Common Name	Latin Name	Indicator Status	Percent by Number of seeds (not weight)
Big bluestem	<i>Andropogon gerardii</i>	FACU	30.0%
Switch grass	<i>Panicum virgatum</i>	FAC	25.0%
Virginia wildrice	<i>Echinochloa virgata</i>	FACW	21.0%
Indian grass	<i>Sorghastrum nutans</i>	FACU	9.0%
Black-eyed Susan	<i>Rudbeckia hirta</i>	FACU	3.0%
Pennsylvanian	<i>Oenothera biennis</i>	FACU	2.0%
Onion plant	<i>Chrysanthemum leucanthemum</i>	FACU	1.5%
Plains compass	<i>Composita frutescens</i>	FACU	1.0%
Shrew's reed	<i>Demissa canadensis</i>	FAC	0.4%
Wild bergamot	<i>Monarda didyma</i>	UPL	0.1%
Common Milkweed	<i>Asclepias syriaca</i>	FACU	0.1%

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 2nd 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



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PROJECT NAME:
New Single Family Subdivision
Parker Rd & Rte 20A
Hamburg, New York

DATE: 6/1/21
DRAWN BY: C. Wood
SCALE: As Noted

DRAWING NAME:
Typical Lot Layout

DRAWING NO.
LL-100

Project no.: 19.241

**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**

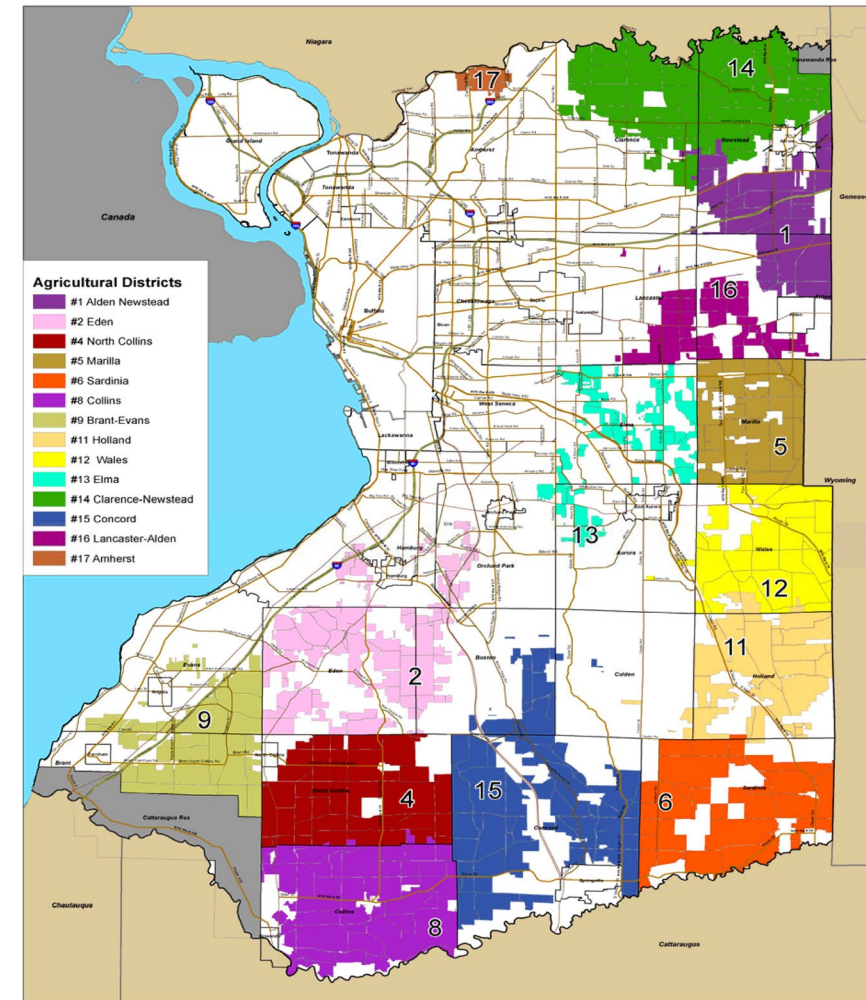
**Based on a Site Investigation conducted on October 12, 2023 by Alan Schenk
Interviews conducted by Alan Schenk**

**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 LaBella 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...