

Town of Hamburg Planning Board Public Hearing

Site Plan Application

November 20, 2024

Applicant Alliance Homes

Introduction:

- **Project Sponsor:** Alliance Homes
- **Address of Project Site:** 0 Southwestern Boulevard [SBL No. 170.12-4-3]
- **Size:** 13.06 Acres
- **Existing Zoning:** R-3 Residential Multifamily (“R-3”) per the decision issued by the Town Board on September 9th approving the downzoning of the western 6.88-acre portion of the Project Site from C-1 to R-3 subject to conditions.
- **SEQRA:** The Town Board issued a Negative Declaration during its meeting on September 9th after completing a coordinated environmental review.
- **Site Plan Application:** Filed on September 18, 2024
- **Planning Board Review:** The Planning Board reviewed the project during its meeting on November 4th
- Engineered plans and a SWPPP with Engineer’s Report submitted by Pat Sheedy, P.E. of Carmina Wood Design to Camie Jarrell, P.E. on October 28th



I want to...

Sherwood Meadows
Townhomes

Howard Road

Carlyes Court

Project Site - 13.06 Acres

Foster Brook
Senior

Brookview
Apartments

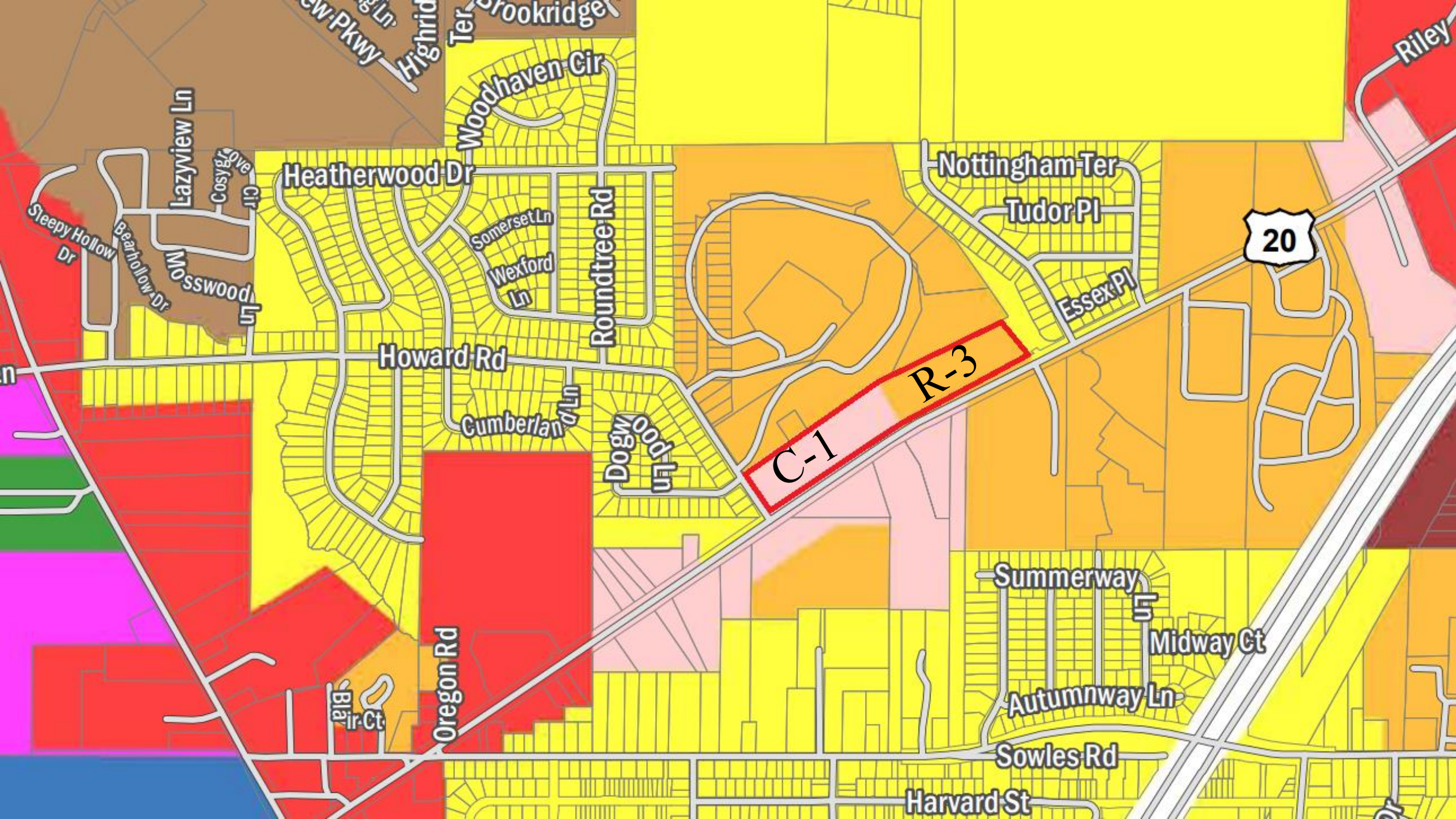
Clifton
Heights
Apartments

2017

1:500

0 300 600ft

NYS ITS Geospatial Services | NYS ITS Geospatial Services based on input



Heatherwood Dr

Howard Rd

Roundtree Rd

Nottingham Ter

Tudor Pl

Essex Pl

20

Summerway Ln

Midway Ct

Autumnway Ln

Sowles Rd

Harvard St

Oregon Rd

Dogwood Ln

Cumberland Ln

Wexford Ln

Somerset Ln

Woodhaven Cir

Lazyview Ln

Cosy Ln

Mosswood Ln

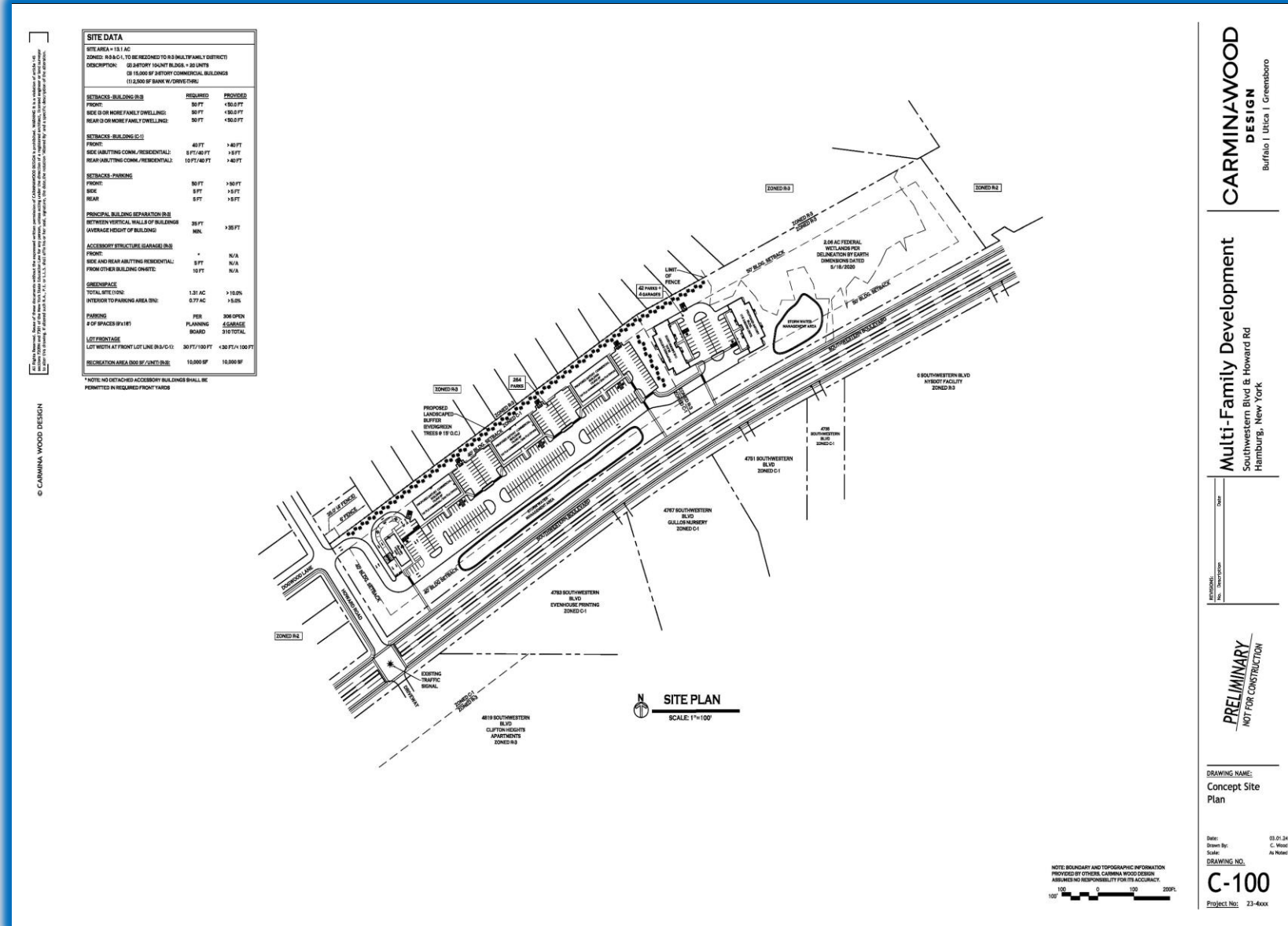
Bearhollow Dr

Sleepy Hollow Dr

Riley

As of Right Plan submitted by Liberatore to the Planning Board on March 4, 2024:

- 1. A proposed 2,500 sf bank with a drive-through on the easternmost portion of the property.
- 2. Three 2 story commercial buildings with a footprint of 15,000 sf. that would consist of first floor commercial/retail space and second story office space [40 ft. setback from property line].
- 3. 264 parking spaces.
- 4. Two 2-story multifamily buildings on the portion of the property zoned R-3 consisting of 10 units each with 42 parking
- 5. Landscaping including a staggered row of evergreen trees and 6-foot fence on the rear of the property.



Previous Site Plan Presented to the Planning Board on November 3, 2023:

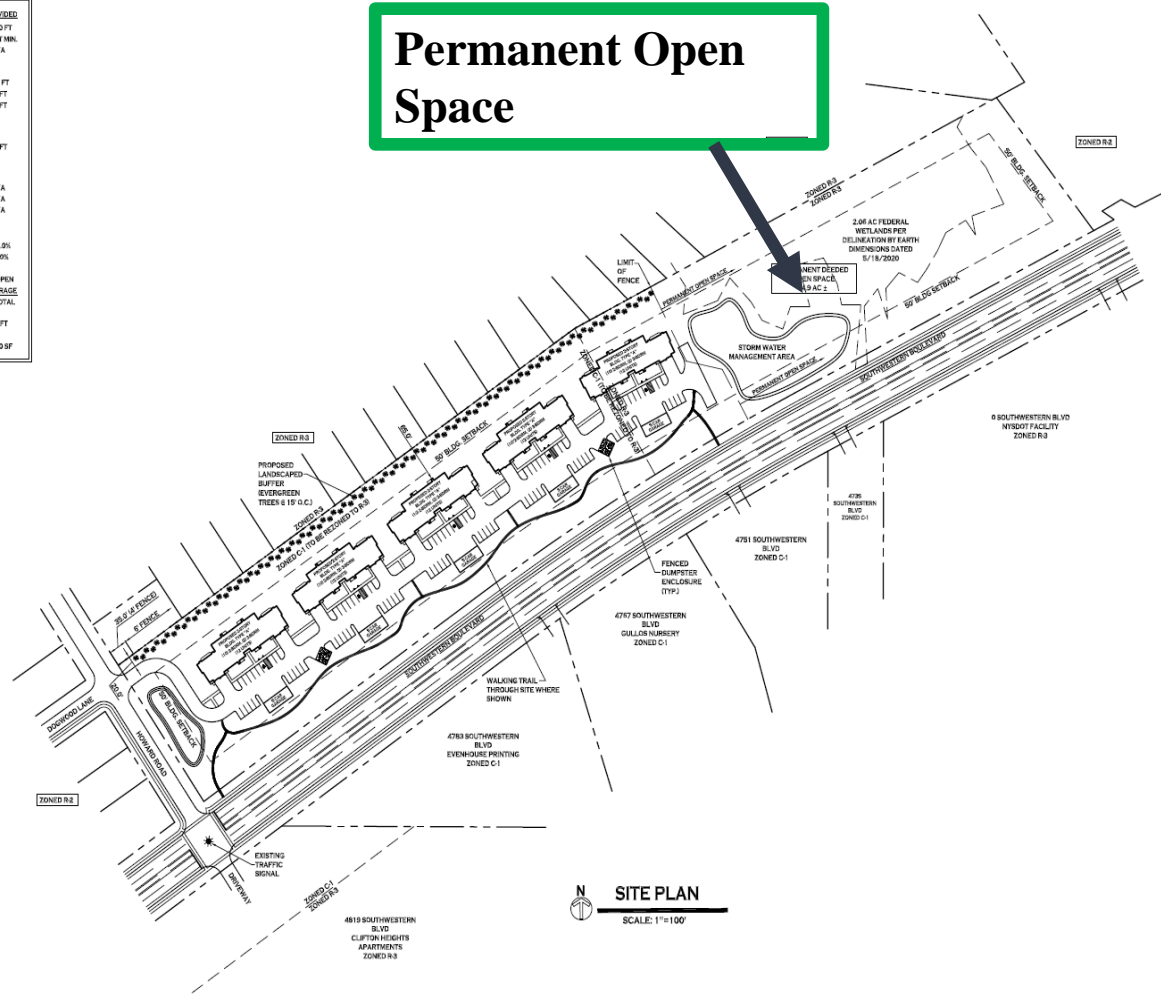
- 5 two-story buildings totaling 60 attached residential units
- Buildings oriented so fronts oriented towards Southwestern Boulevard
- Proposed Minimum of 4 acres of deed-restricted Permanent Open Space
- Intensive landscape buffering along rear property line including evergreen trees
- 6 ft. tall fencing along rear property line

© CARMINA WOOD DESIGN

All Rights Reserved. Review of these documents without the approval of Carmina Wood Design is prohibited. This is a preliminary site plan. It is not intended to be used for construction or other purposes. The client acknowledges that the information contained herein is for informational purposes only and is not intended to be used for construction or other purposes. The client acknowledges that the information contained herein is for informational purposes only and is not intended to be used for construction or other purposes.

SITE DATA		
SITE AREA = 13.1 AC		
ZONED: R-3 & C-1, TO BE REZONED TO R-3 (MULTIFAMILY DISTRICT)		
DESCRIPTION: 50 2-STORY 12-UNIT BUILDINGS + 60 UNITS		
SETBACKS - BUILDING		
FRONT:	50 FT	> 50.0 FT
SIDE (3 OR MORE FAMILY DWELLING):	50 FT	65.0 FT MIN.
REAR (3 OR MORE FAMILY DWELLING):	50 FT	N/A
SETBACKS - PARKING		
FRONT:	50 FT	> 50 FT
SIDE:	5 FT	> 5 FT
REAR:	5 FT	> 5 FT
PRINCIPAL BUILDING SEPARATION		
BETWEEN VERTICAL WALLS OF BUILDING:	35 FT	> 35 FT
AVERAGE HEIGHT OF BUILDING:	MIN.	
ACCESSORY STRUCTURE (GARAGE)		
FRONT:	4	N/A
SIDE AND REAR ABUTTING RESIDENTIAL:	5 FT	N/A
FROM OTHER BUILDING ON SITE:	15 FT	N/A
GREENSPACE		
TOTAL SITE (10%):	1.31 AC	> 10.0%
INTERIOR TO PARKING AREA (5%):	0.77 AC	> 5.0%
PARKING		
# OF SPACES (W/18'):	PER	134 OPEN
PLANNING:	50 GARAGE	
BOARDS:	150 TOTAL	
LOT FRONTAGE		
LOT WIDTH AT FRONT LOT LINE:	30.0 FT MIN.	> 30 FT
RECREATION AREA (500 SF/UNIT)		
	30,000 SF	30,000 SF

* NOTE: NO DETACHED ACCESSORY BUILDINGS SHALL BE PERMITTED IN REQUIRED FRONT YARDS



Concept Site Plan Prepared by Carmina Wood Design

CARMINA WOOD DESIGN
Buffalo | Utica | Greenboro

Multi-Family Development
Southwestern Blvd & Howard Rd
Hamburg, New York

PRELIMINARY
NOT FOR CONSTRUCTION

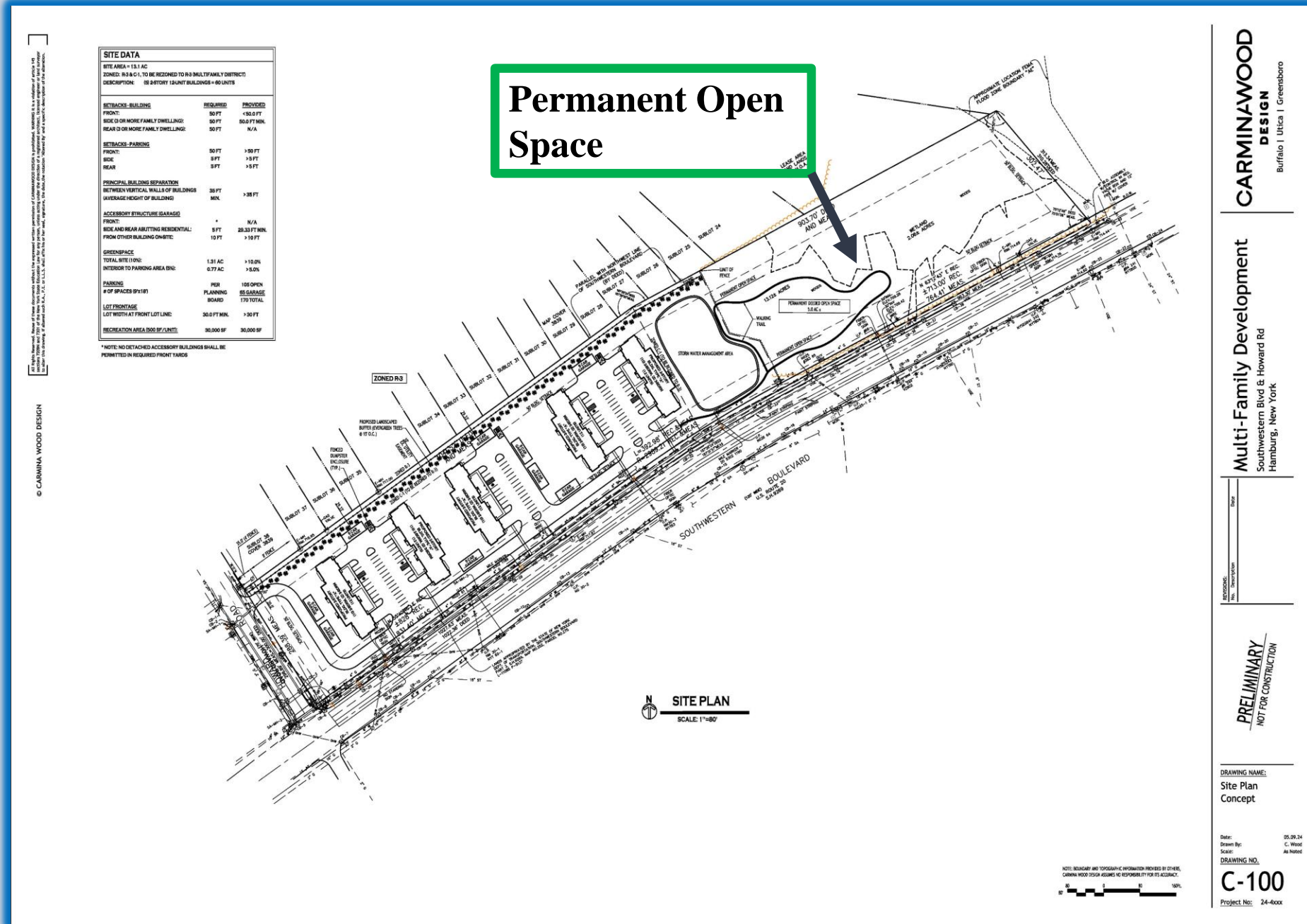
DRAWING NAME:
Plan
cept

11.07.23
C. Wood
All Notes

Project No: 23-4000

- Meetings held with residents on April 4, 2024, and April 24, 2024
- Buildings re-oriented so that the short side of the building faces rear of property
- No second-floor windows or balconies on the shorter end side of the buildings
- 50 ft. rear yard building setback
- 8 ft. fence with landscaping located 10 ft. from rear property line
- Approximately 5 acres of Permanent Open Space

- Meetings held with residents on April 4, 2024, and April 24, 2024
- Buildings re-oriented so that the short side of the building faces rear of property
- No second-floor windows or balconies on the shorter end side of the buildings
- 50 ft. rear yard building setback
- 8 ft. fence with landscaping located 10 ft. from rear property line
- Approximately 5 acres of Permanent Open Space



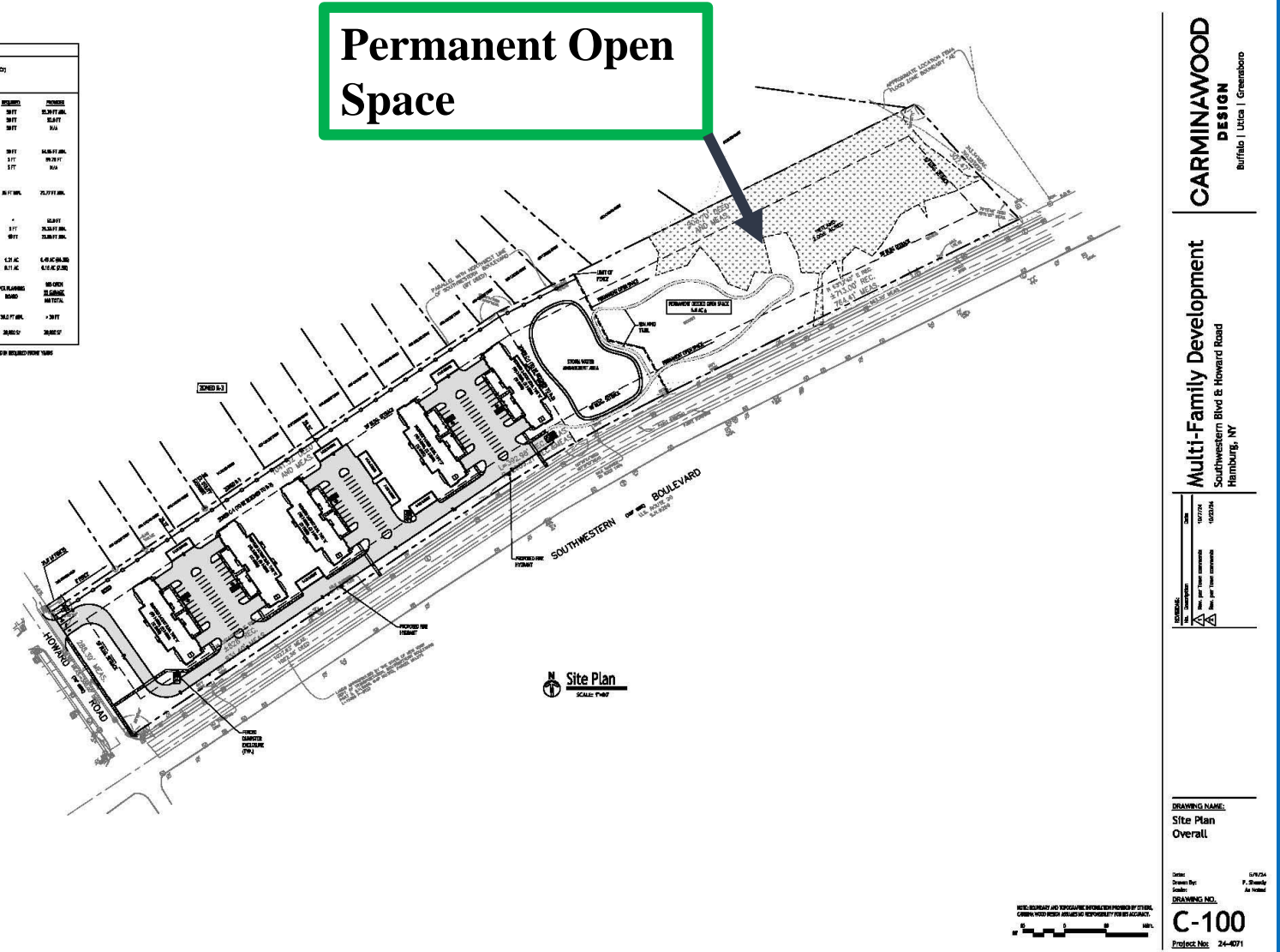
Updated Site Plan dated October 23rd:

- 60 attached residential units on 13.06 acres - Density of only 4.59 acres per acre
- Deliberately designed to avoid the need for any area variances from the Zoning Board of Appeals
- Section 280-46A(4) of the Zoning Code: “Three-or-more-family dwellings over three stories in height: no minimum lot size. Density shall be determined based on compliance with all other minimum setback requirements of this section. The parcel of land for a permitted use shall be sufficient in size to adequately accommodate all buildings, required off-street parking, landscaping and other accessory uses as dictated by all other bulk regulations.”

- ## Updated Site Plan dated October 23rd:
- 60 attached residential units on 13.06 acres - Density of only 4.59 acres per acre
 - Deliberately designed to avoid the need for any area variances from the Zoning Board of Appeals
 - Section 280-46A(4) of the Zoning Code: “Three-or-more-family dwellings over three stories in height: no minimum lot size. Density shall be determined based on compliance with all other minimum setback requirements of this section. The parcel of land for a permitted use shall be sufficient in size to adequately accommodate all buildings, required off-street parking, landscaping and other accessory uses as dictated by all other bulk regulations.”

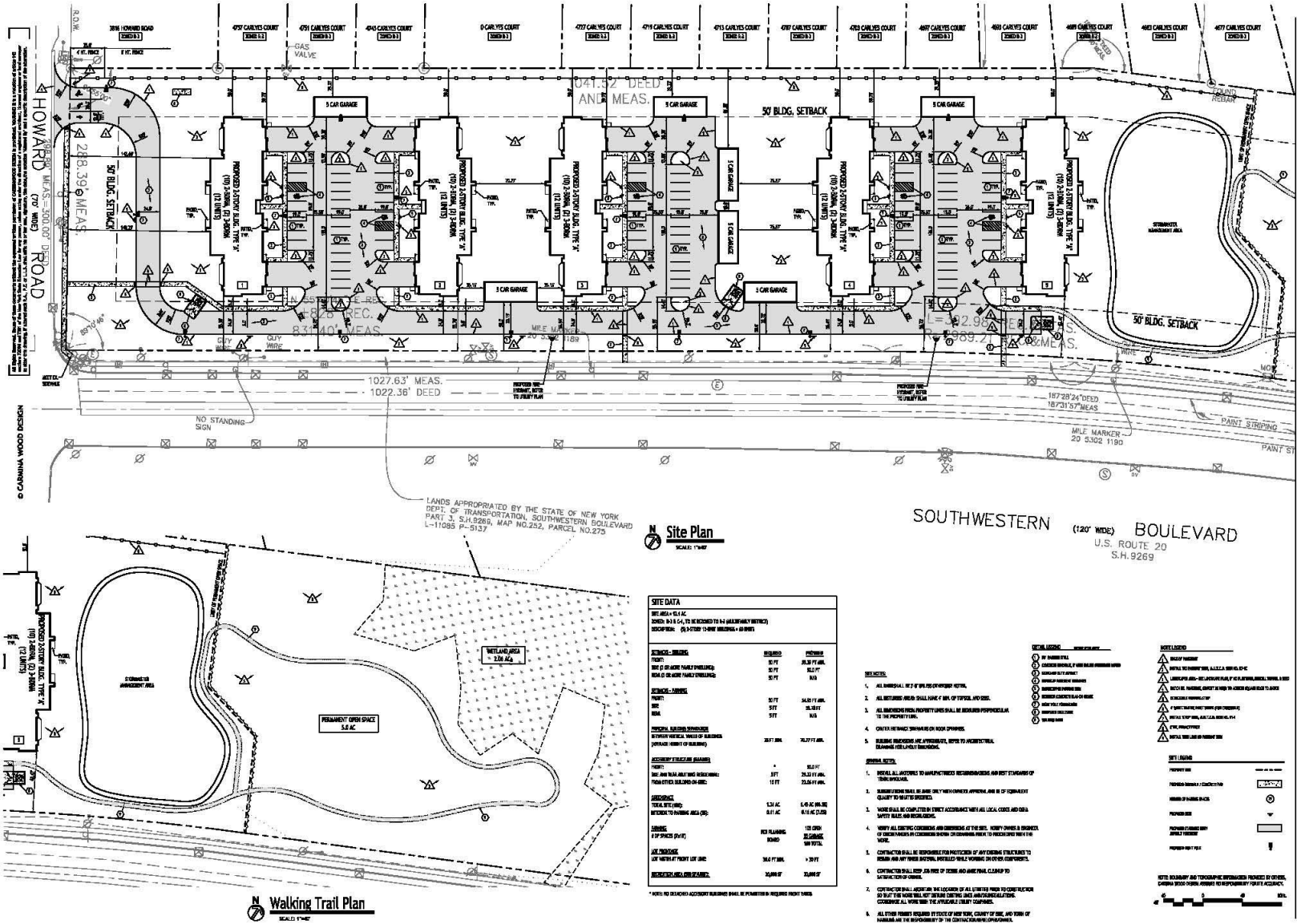
[illegible]

* NOTE: NO OUTSTANDING ACCOUNTS PAYABLE SHOULD BE FORWARDED IN REQUESTED FUTURE YEAR.



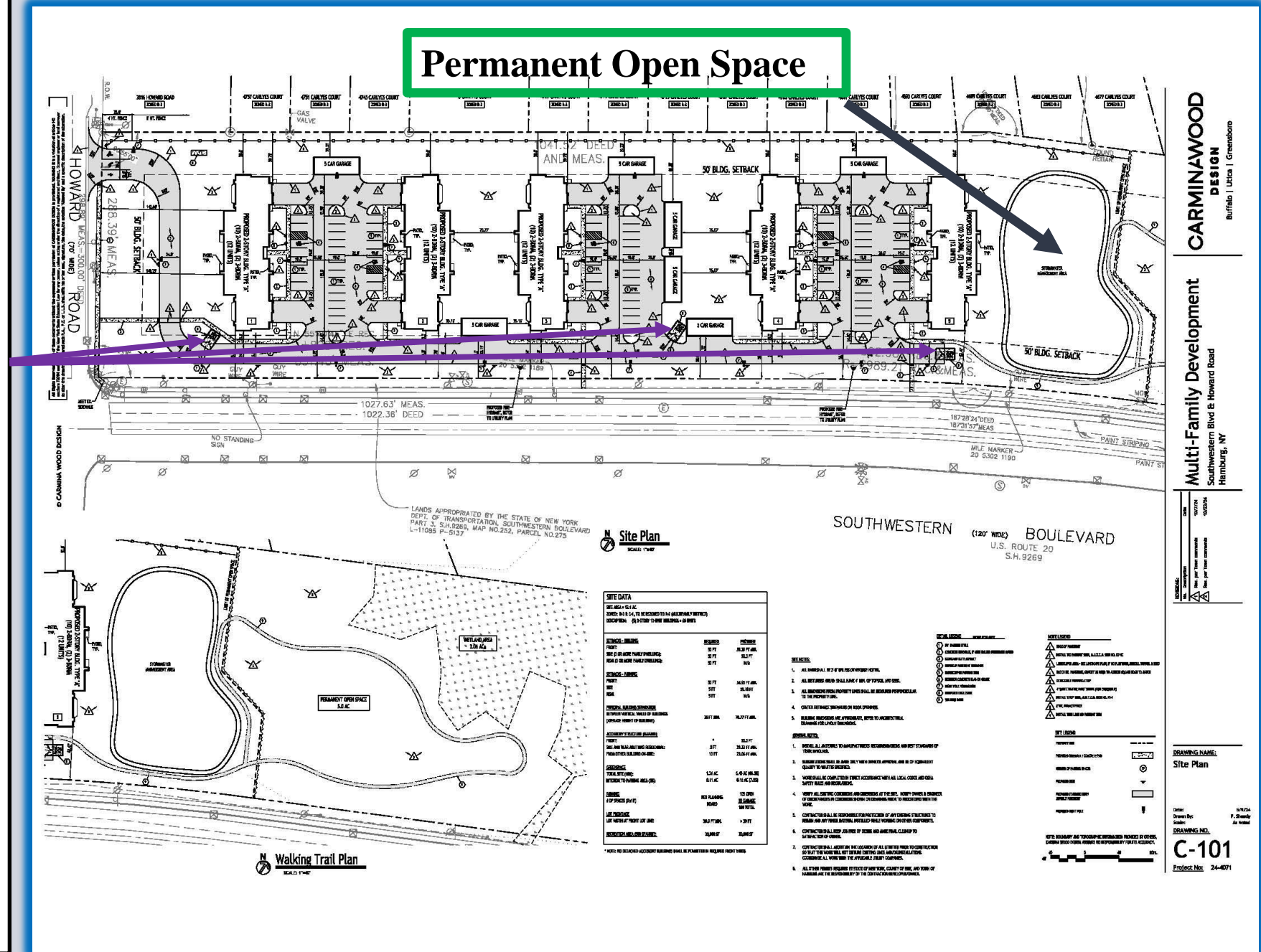
Updated Site Plan dated October 23rd:

- 1. The previously proposed garage building located along the internal driveway onto Howard Road was removed based on the concern raised by the Planning Board regarding potential conflicts with vehicles entering and exiting the project.
- 2. A new five-foot wide public sidewalk has been added within the Howard Right-of-Way for the length of the Project Site
- 3. A sidewalk as depicted on the Site Plan [Drawing C-100] has been added along the north side of internal drive aisle that is parallel with Southwestern Boulevard with two sidewalk connections to the existing sidewalk located in the Southwestern Boulevard Right-of-Way.

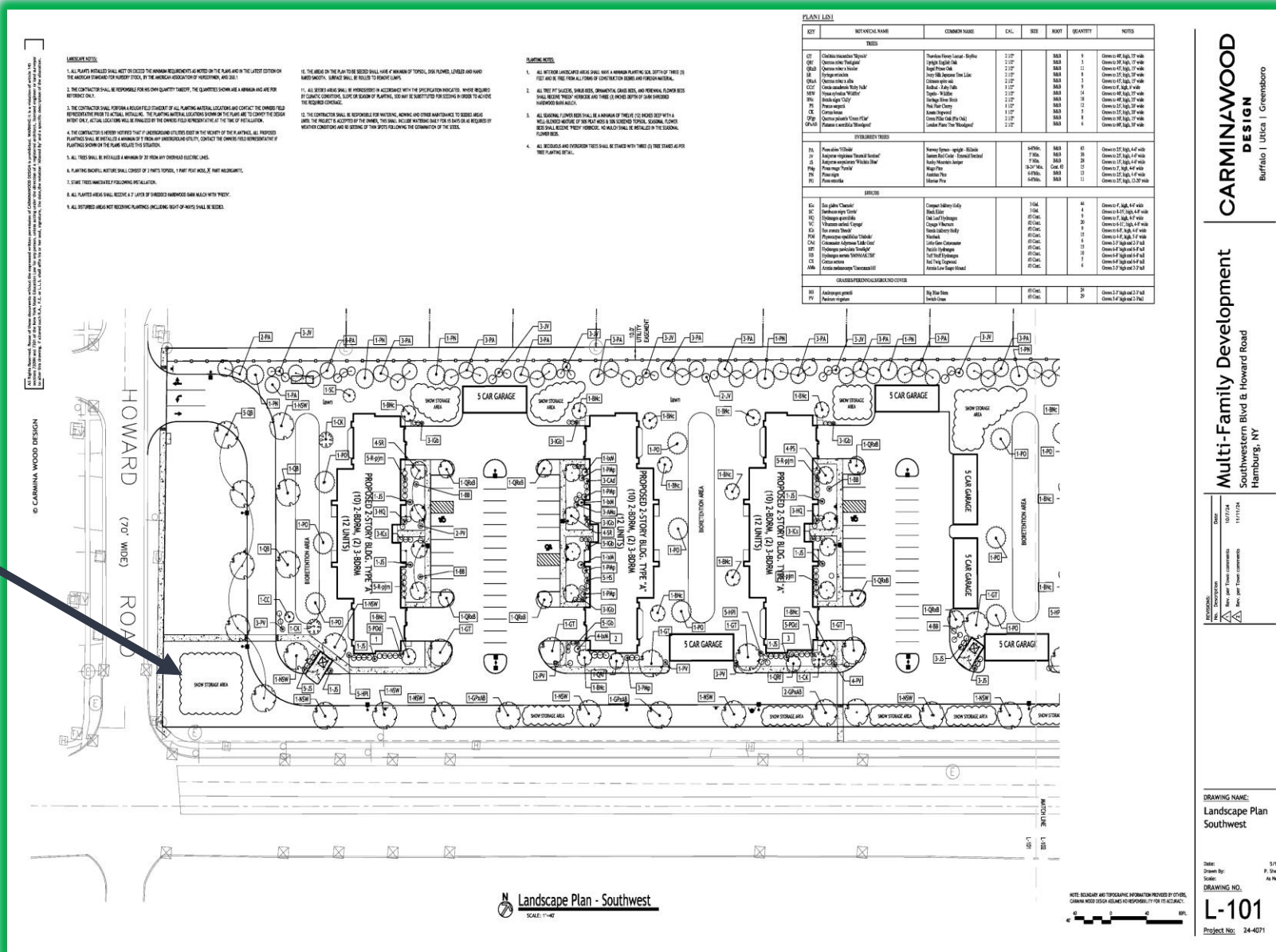


Updated Site Plan dated October 23rd:

- 4. The driveway connection to Howard Road has been modified to include two (2) exiting lanes.
- 5. The three enclosed dumpsters were relocated from the rear site of the Project Site to the front side of the Project Site as requested by the Planning Board. Additionally, the dumpsters will also be screened with landscaping as depicted on the updated Landscape Plans [Drawings L-101, L-102 & L-103].
- 6. Truck Turn Plan [Drawing T-100] prepared to demonstrate that the project layout complies with the emergency access standards per Appendix D of the NYS Fire Code.
- 7. Location of the two proposed private fire hydrants added that will provide coverage for buildings within the 400 ft. requirement.

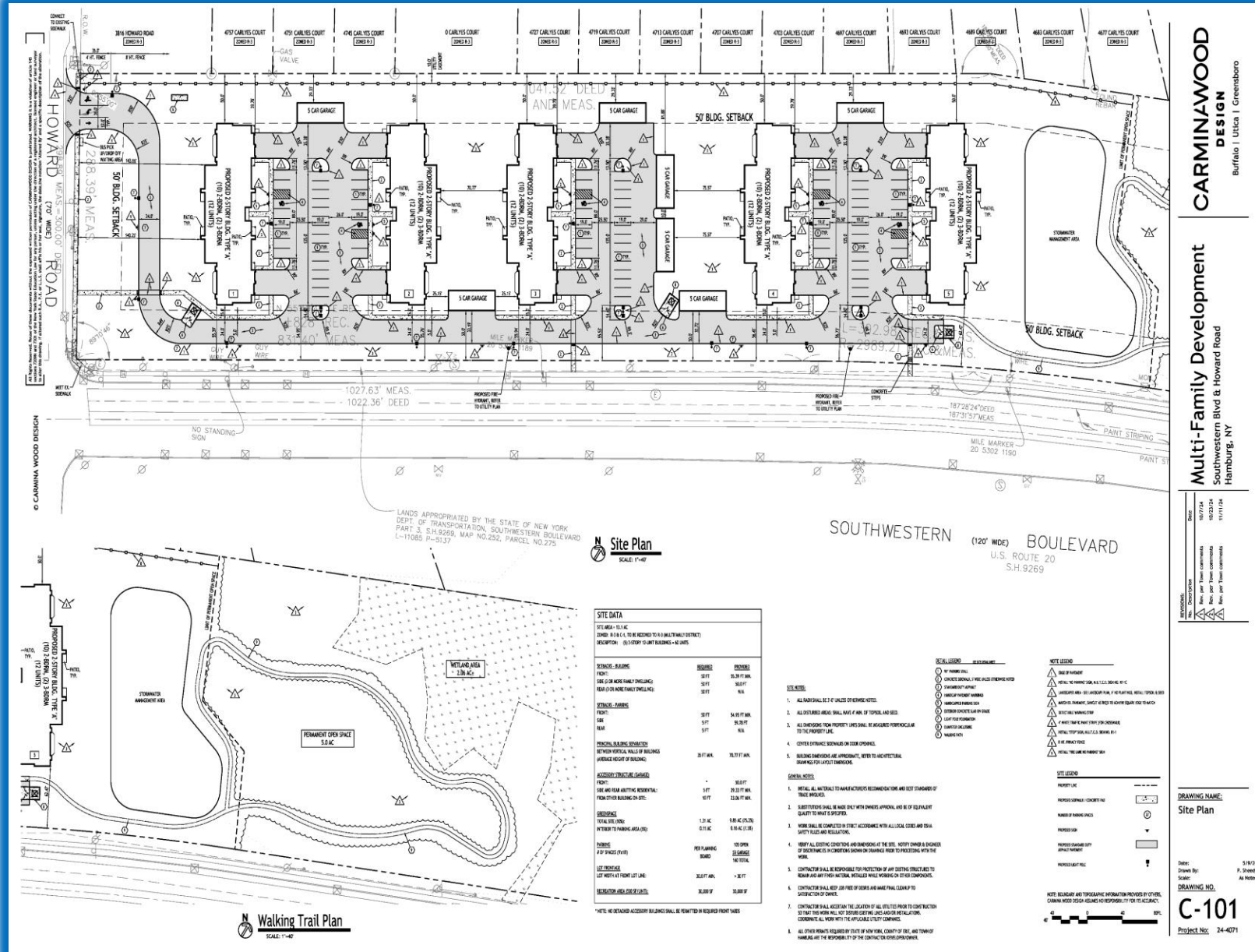


- **Response:** 12 snow storage areas have been added to the updated Landscape Plans as requested.



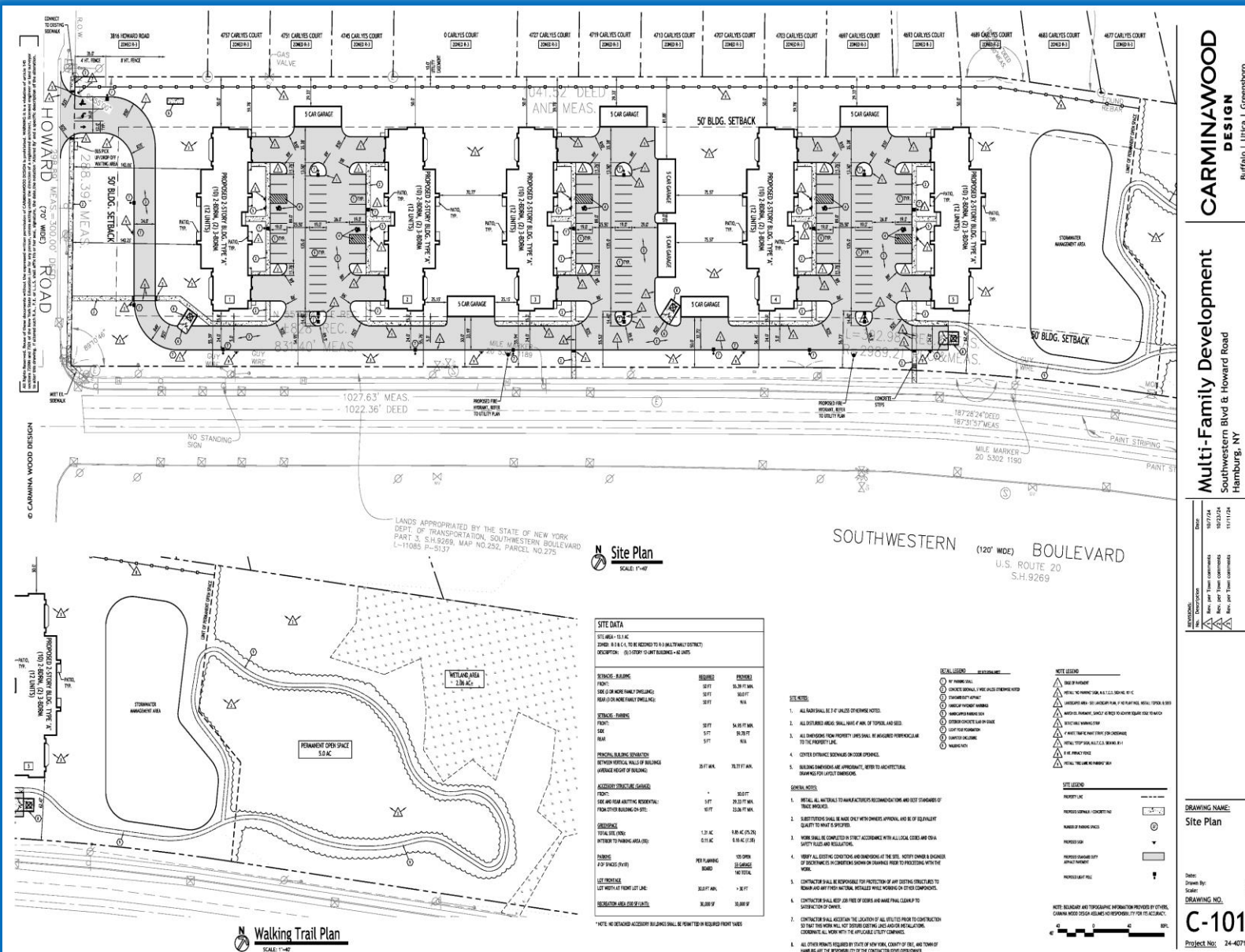
E-MAIL FROM CHRIS HULL (BIG TREE VFC CHIEF) DATED OCTOBER 1, 2024:

- **Comment No. 1:** *We are unable to note any additional hydrants for this project. Please provide hydrant placement(s). If none are added then a request would be to add a hydrant on at least a 12-inch main located near the third building on the Southwestern side of the access road.*
- **Response:** Two private fire hydrants were previously added to the Site Plan drawings on October 9th as previously submitted to the Planning Department. The proposed waterline service will be an 8” service, this size is adequate to serve the proposed buildings and private hydrants. Any larger diameter size waterline is not typical for residential or multi-family developments and typically used for transmission lines and not service lines.
- **Comment No. 2:** *We are also requesting enough room to be able to make the turns in each apartment build lot for our apparatus.*
- **Response:** A fire truck turning plan was previously submitted on October 9th.



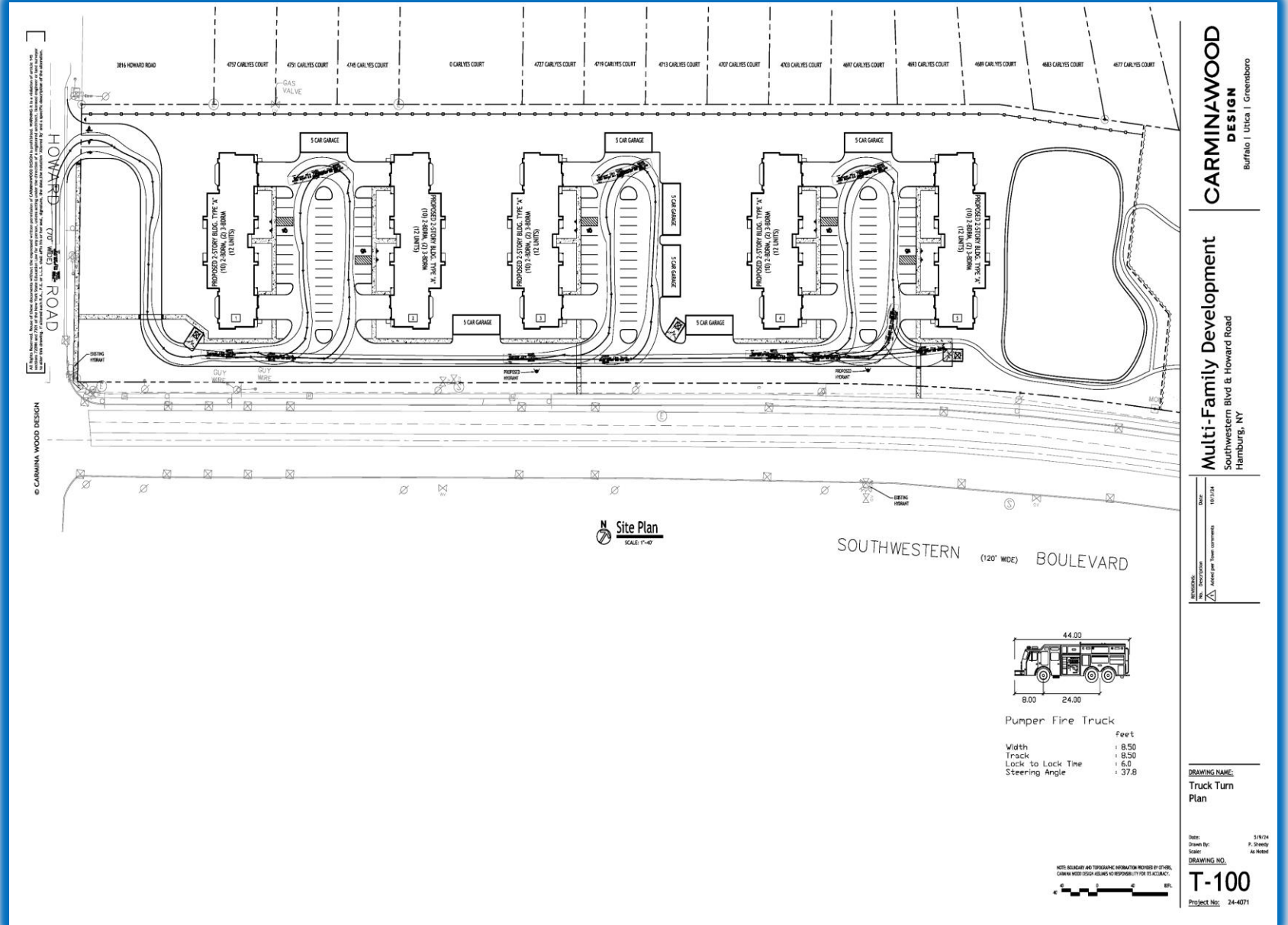
E-MAIL FROM CHRIS HULL (BIG TREE VFC CHIEF) DATED OCTOBER 1, 2024:

- **Comment No. 3:** *Questioning if the end of Howard Road that leads into Southwestern Blvd should be widened and a left hand turn lane added for traffic safety and volume.*
- **Response:** The driveway connection was previously widened to a 3 lane (1 ingress, 2 egress) as shown on the Site Plan Drawings previously submitted on October 9th.
- **Comment No. 4:** *Requesting no parking signs be added to the complex road to help prevent parking issues that create congestion in needed responses.*
- **Response:** Fire Lane no parking signs were previously added to the Site Plan Drawings submitted on October 9th.

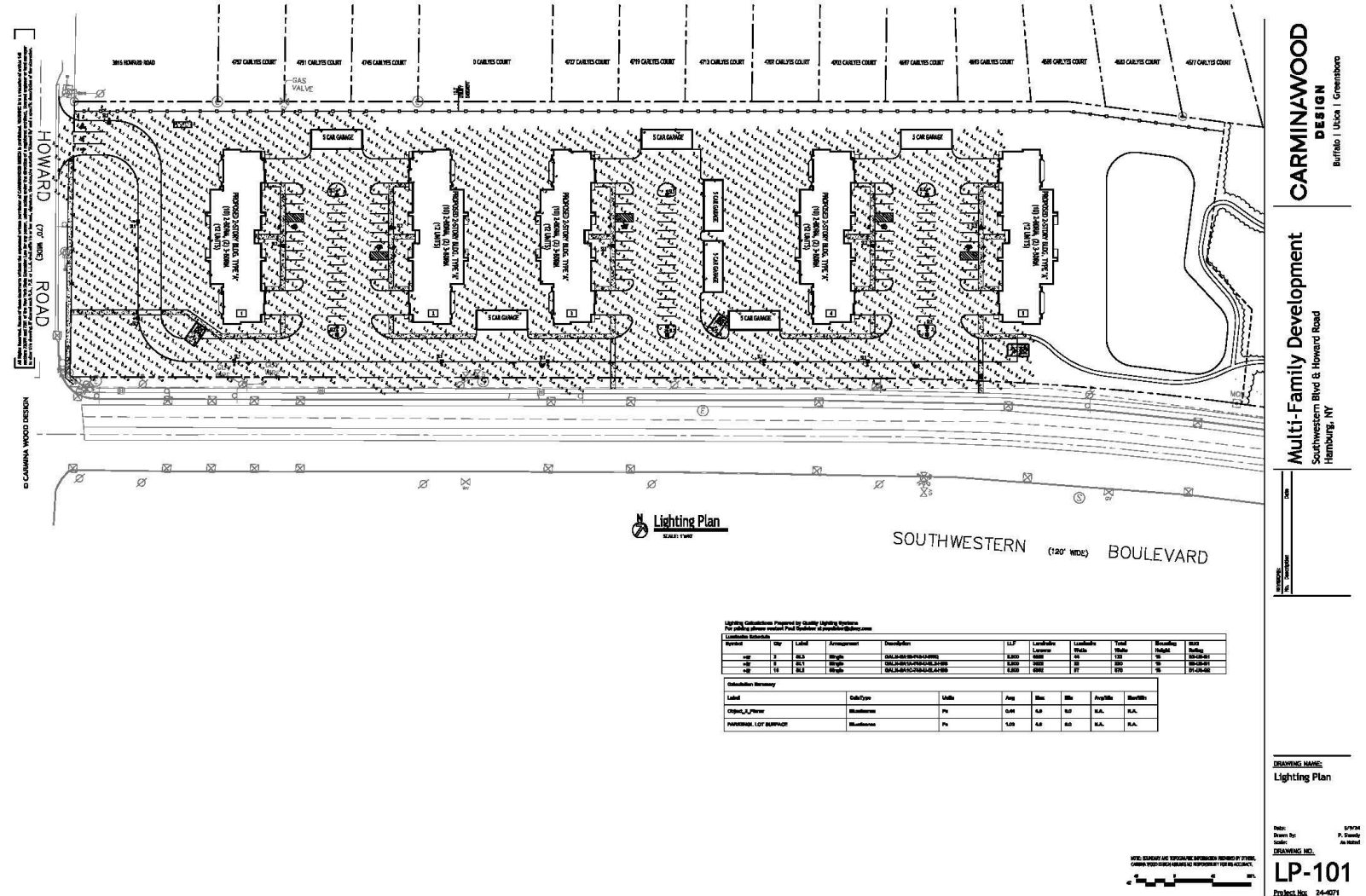


Truck Turn Plan [Drawing T-100] dated October 3rd:

- Demonstrates compliance with Appendix D of the NYS Fire Code.



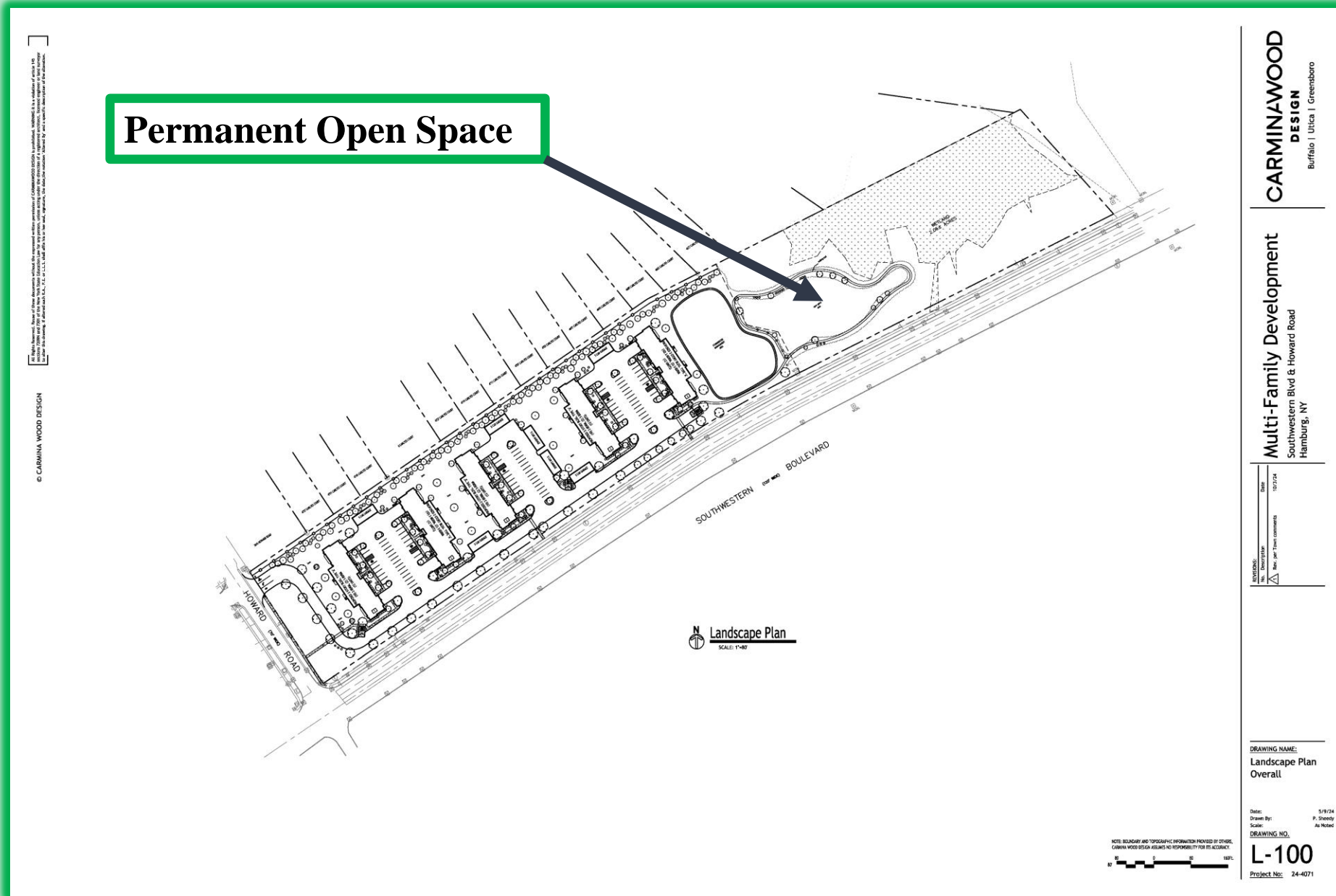
- Dark Sky Compliant Lighting Plan
- No lighting spillover onto adjacent properties



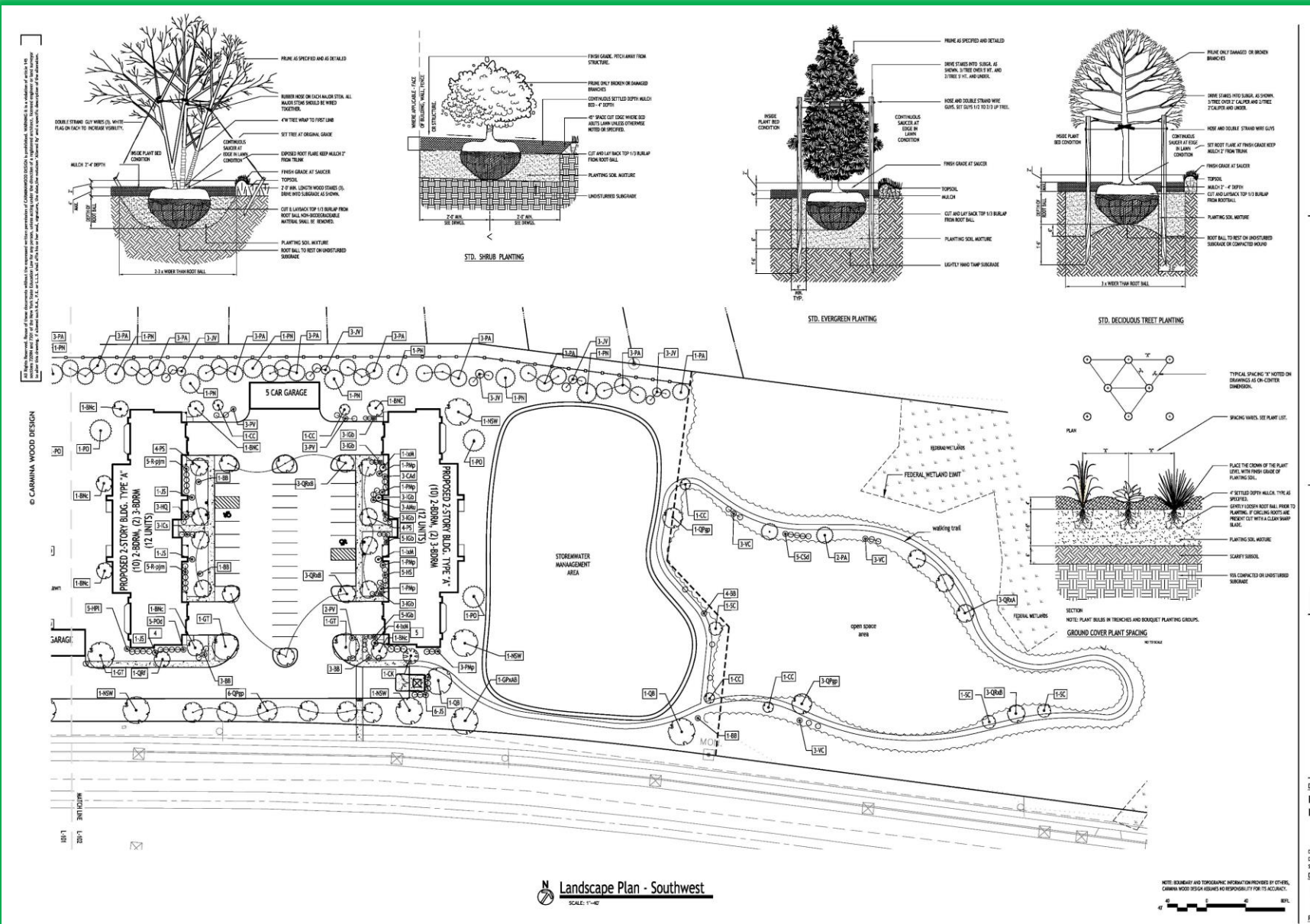
Overall Landscape Plan [Drawing L-100]:

- 295 Trees
- 143 Bushes & Shrubs
- 53 Ornamental Grass and Perennials
- Approximately 5 acres of Permanent Open Space

- ## **Overall Landscape Plan [Drawing L-100]:**
- 295 Trees
 - 143 Bushes & Shrubs
 - 53 Ornamental Grass and Perennials
 - Approximately 5 acres of Permanent Open Space



**Landscape Plan –
Northeast
[Drawing L-102]:**



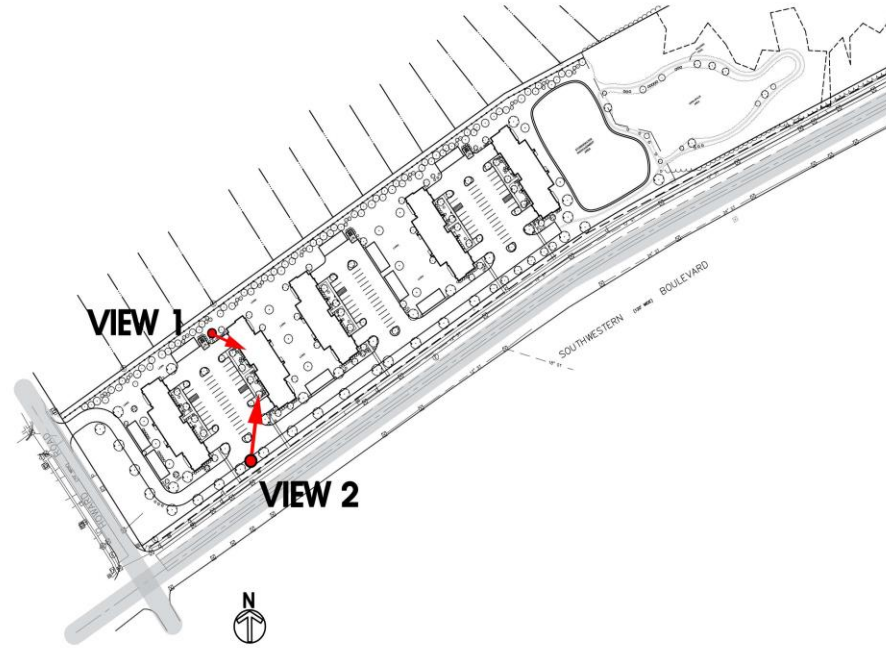
Multi-Family Development
Southwestern Blvd & Howard Road
Hamburg, NY

DRAWING NAME:
Landscape Plan
Northeast

DRAWING NO.
L-102
Project No: 24-4071

Color Building Rendering Plan
prepared by Sutton Architecture:
dated September 5, 2024, based on
input from the Town Board:

- 1. Bump out with a depth of approximately 1 ft. was added on the front elevation of the building
- 2. Bump out with a depth of approximately 2.5 ft. was added on the sides of the building.
- 3. The brick water table was wrapped around the Southwestern Boulevard side of the building.
- 4. Four different colors and building materials have been utilized consisting of cedar impression siding, two tone siding and the brick water table.
- 5. Brick on the front façade has been increased for the entry of the first floor.
- 6. Metal railings have been added to the balconies instead of wood as previously depicted.



Multi-Family Development
Howard Rd & Southwestern Blvd
Orchard Park, New York
9.5.2024



CARMINAWOOD
DESIGN







Recent Successes:

Orchard Grove Apartment Homes:

- 150-Unit Luxury Multifamily Community
 - Orchard Park, NY
 - Mixture of Apartments and Townhomes with attached garages
 - Completed in 2022
- Amenities include a clubhouse, fitness center, dog park, pickle ball courts, outdoor firepit

Walnut Grove Apartment Homes:

- 55-Unit Luxury Multifamily Community
 - Williamsville, NY
 - Mixture of Apartments and Townhomes with attached garages
 - Completed in 2017

Avalon Townhomes:

- 13-Unit Luxury Townhome Community
 - Amherst, NY
 - Completed in 2015

62 North Townhomes:

- 16-Unit Townhome Community
 - Amherst, NY
 - Completed in 2022

Portfolio is 100% leased with waiting lists

Planning Board's Previous Review:

Planning Board Review:

- Initial presentation to the Planning Board on May 17, 2023
- 3 members of the Planning Board attended in-person site tours at the Orchard Grove Apartment Homes and provided positive feedback
- The Project Sponsor proposed six (6) zoning condition in connection with the proposed downzoning of the C-1 zoned portion of the Project Site:

Planning Board Favorable Recommendation:

- During the meeting of the Planning Board on November 1, 2023, the Planning Board adopted a resolution recommending the Town Board approve the request to rezone the western 6.88 acres of the Project Site from (C-1) Local Retail Business District to (R-3) Residential Multifamily District subject to six (6) zoning conditions proposed by the Project Sponsor
- Planning Board also recommended that the Town Board issue a Negative Declaration pursuant to the State Environmental Quality Review Act (“SEQRA”)

The 14 Zoning Conditions Imposed by the Town Board on September 9, 2024:

- 1. The maximum height of buildings to be constructed on the Project Site shall be limited to two-stories and thirty-five feet.
- 2. There shall be no more than sixty (60) residential units permitted on the Project Site and the maximum number of units per building shall be limited to twelve (12) units.
- 3. The multifamily buildings shall be located such that shorter end sides of the buildings shall be oriented towards the rear boundary of the Project Site with parking spaces to be located between the buildings as depicted on the Concept Site Plan [Drawing C-100] prepared by Carmina Wood Design dated May 9, 2024.
- 4. There shall not be any second-floor windows or balconies on the shorter end side of the buildings to be oriented towards the rear boundary of the Project Site as required by Zoning Condition No. 3.
- 5. The required setback of the multifamily buildings from the rear boundary of the Project Site shall be fifty (50) feet.
- 6. An eight-foot-tall fence shall be installed on rear portion of the Project Site from the demarcation line of the proposed Permanent Open Space to the Right-of-Way along Howard Road. The fencing height shall reduce to 4 feet tall for the 35 ft. distance closest to the Howard Road Right-of-Way to facilitate vehicular visibility and safety along the Howard Road access driveway.

The 14 Zoning Conditions Imposed by the Town Board on September 9, 2024:

- 7. A staggered row of evergreen trees with a minimum planting height of six feet at the time of planting and a planting separation of fifteen feet shall be installed on the inside portion of the fence to be installed on the rear portion of the Project Site pursuant to the terms and conditions of Condition No. 6 above.
- 8. All dumpsters to be located on the Project Site shall be enclosed by a six-foot-tall fence in accordance with Town requirements.
- 9. A stormwater management system shall be installed on the Project Site in connection with the project complying with applicable standards including the handling of a 100-yr storm event.
- 10. Approximately five acres of the Project Site as depicted on the current Concept Site Plan [Drawing C-100] prepared by Carmina Wood Design dated May 8, 2024, shall consist of Permanent Open Space to be protected via the recording of a Declaration of Restrictions at the Erie County Clerk's Office. The Declaration of Restrictions shall contain language prohibiting buildings, parking spaces, access aisles, driveways and accessory buildings within the Permanent Open Space, to be approved by the Town Legal Department.
- 11. Lighting will be provided on the sides of the building facing Southwestern Boulevard.
- 12. Dark sky compliant lighting will be provided for the entire project site and there will not be any lighting spillover onto the residential properties to the rear of the project site.
- 13. Sidewalk connections are to be made along Howard Road to Southwestern Boulevard, and sidewalks shall be installed as shown on the site plan submitted to the Town Board.
- 14. Site plan approval by the Planning Board is required to ensure that the above requirements are met, and other site plan issues are addressed (including landscaping, fencing, lighting, parking lot design, building aesthetics, and other site improvements).

Conclusion:

- Requesting that the Planning Board authorize the preparation of a draft Site Plan Approval Resolution for its consideration on December 2nd
- Questions...

