

Town of Hamburg Planning Board

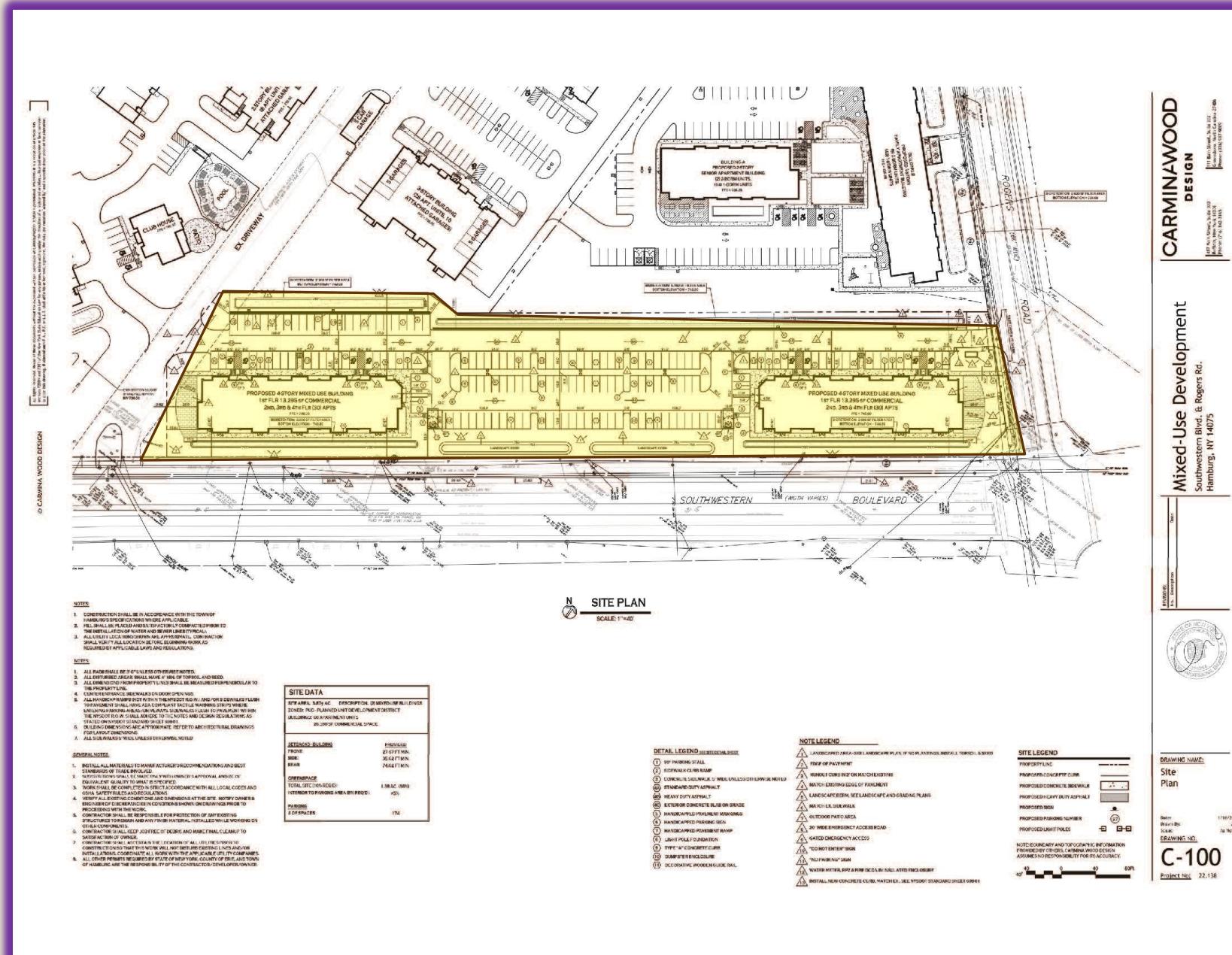
Site Plan Application

Project: Proposed Mixed-Use Project

Petitioner: DATO Development LLC

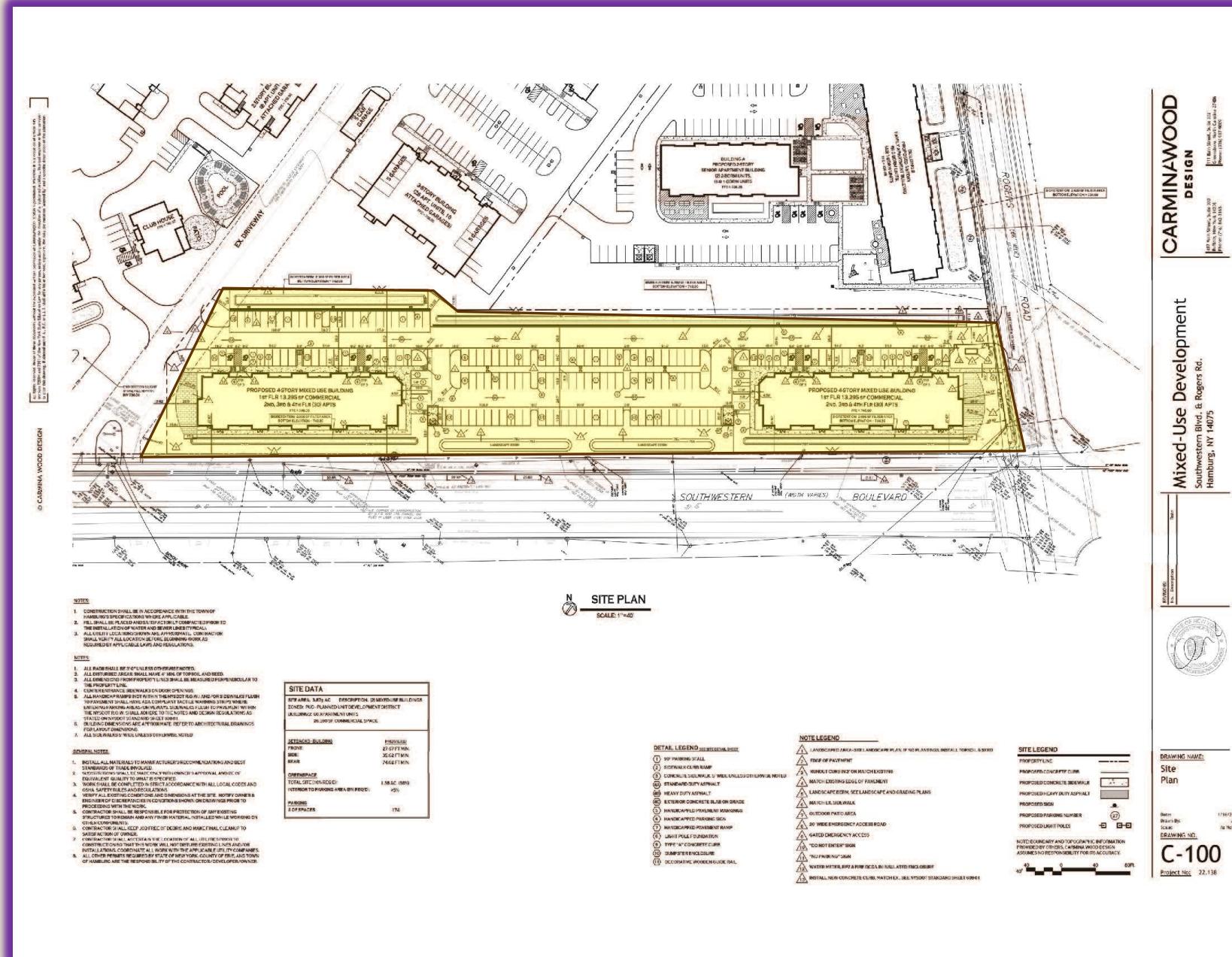
PROPOSED MIXED-USE PROJECT DESCRIPTION:

- Size of Project Site: 3.87 acres
- Zoning Classification: PUD
- Two four-story mixed-use building comprised of 13,295 sq. ft. of first floor commercial space and 30 upper floor apartments for lease
- 174 parking spaces
- Gated emergency access only driveway connection to Rogers Road
- Engineered Plans submitted for technical review



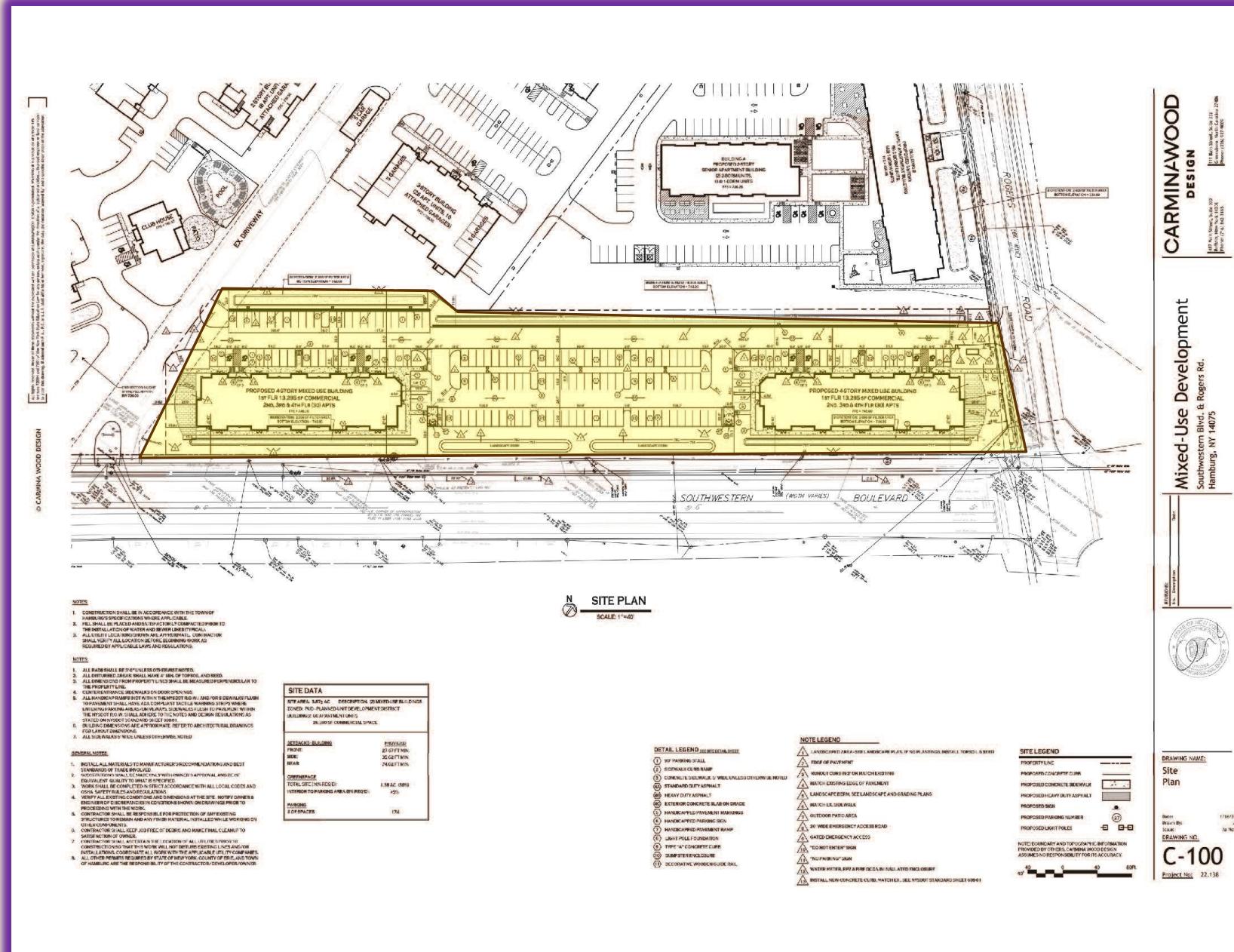
PROPOSED MIXED-USE PROJECT DESCRIPTION:

- Public hearing held by the Planning Board on November 6th
- Presentation to the Town Board during its work session on November 18th
- Input during Planning Board meeting on November 6th:
 - Provide signage for the emergency access driveway connection for Rogers Road
 - Evaluate emergency exit on the back driveway on People Inc's property
 - Existence of the Heart Trail
 - Make a condition of site plan approval to extend the Heart Trail on the property



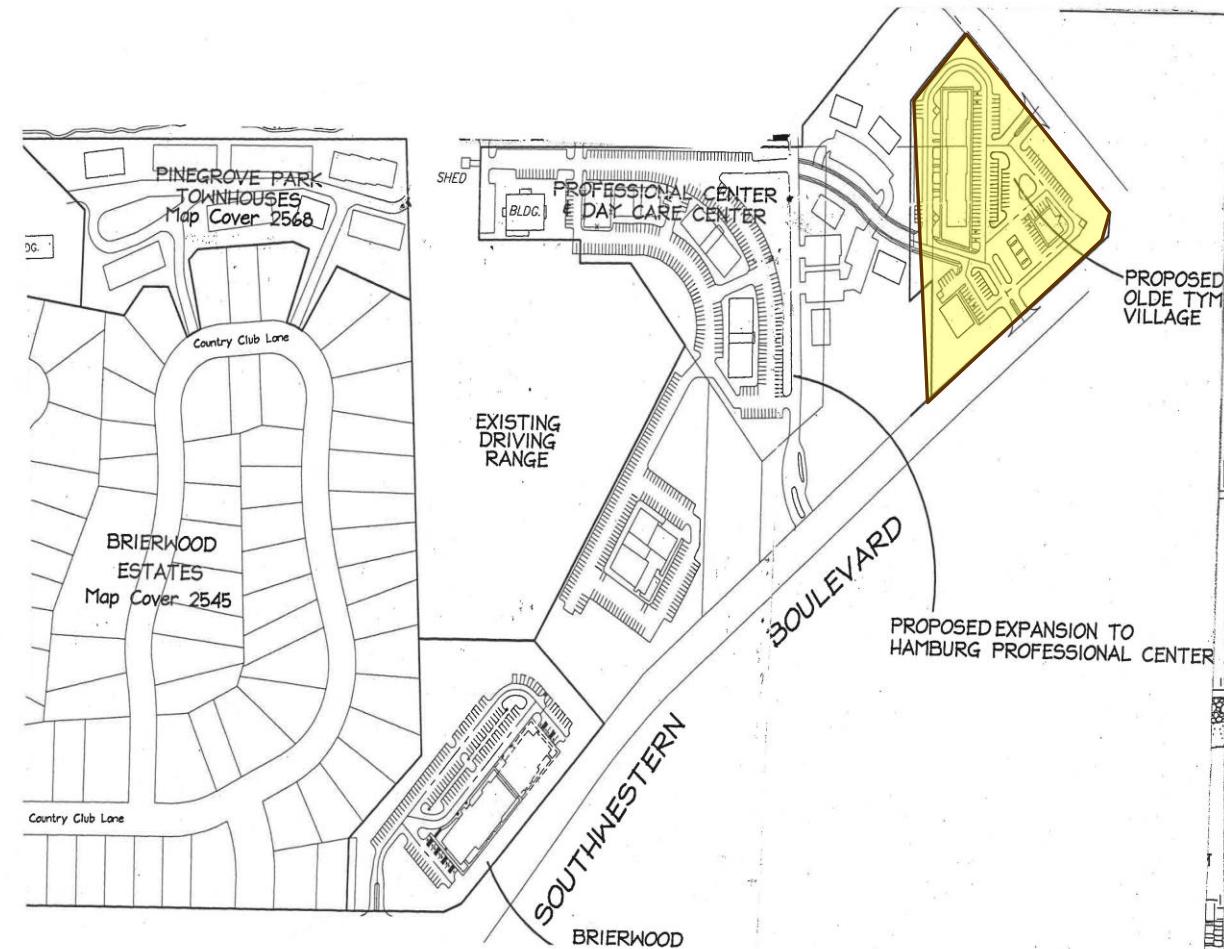
PROPOSED MIXED-USE PROJECT - DESCRIPTION:

- Total number of approved and proposed residential units for the overall Brierwood PUD is 888 units, or 56 units less than proposed in 1988.
- Informational meeting held on August 22nd at the Cloverbank County Club
- Town Board issued a Negative Declaration and granted PUD Amendment Approval subject to conditions on September 9th



PREVIOUS PUD PLAN FOR OLD TYME VILLAGE MIXED USE PROJECT:

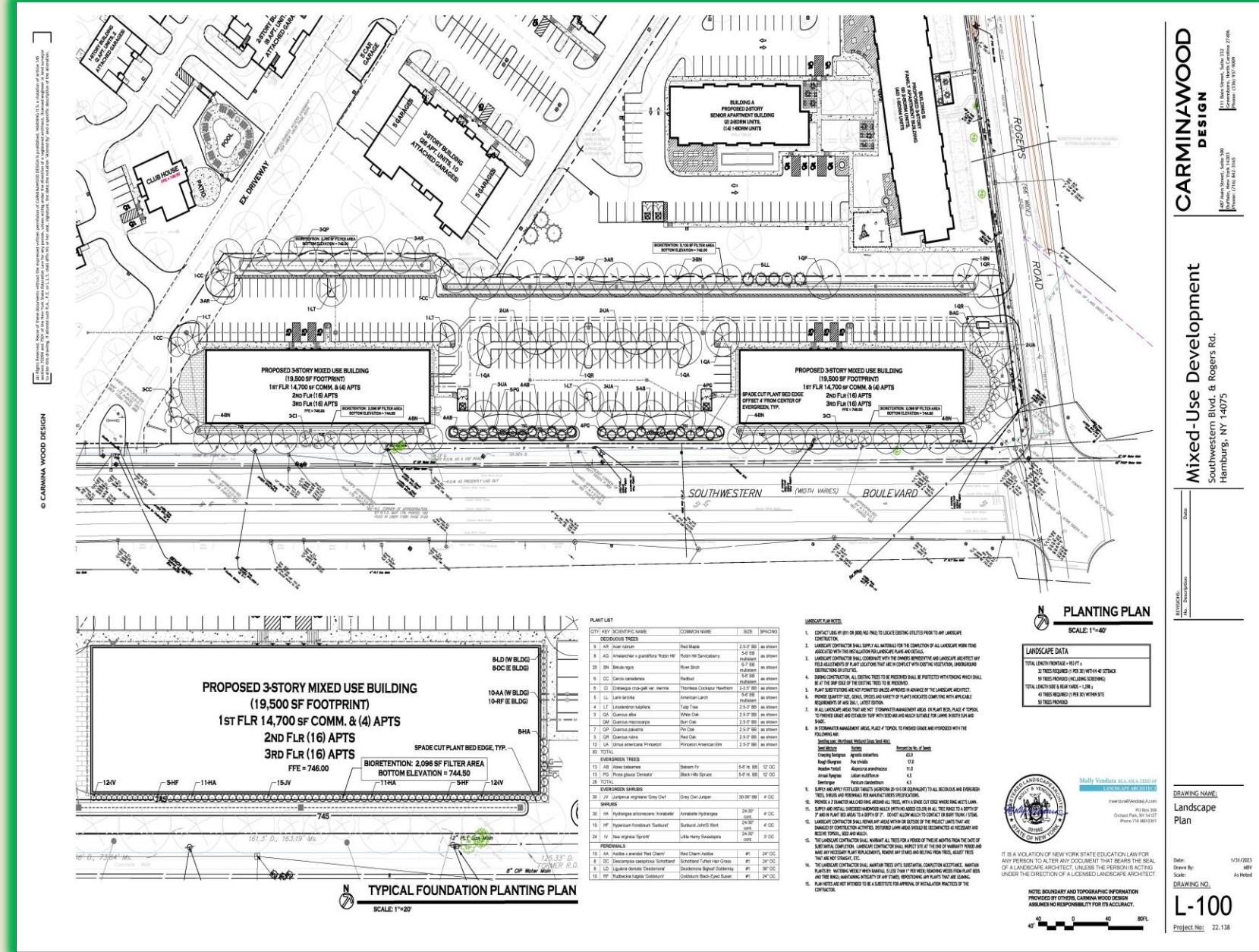
- Large Mixed-Use Building: Footprint of approximately 17,000 sq. ft. and consisted of 1st floor commercial space and 2 floors of apartments. The 34,000 sq. ft. of upper floor space would have accommodated approximately 34 apartments for lease
- Convenience store with fueling facility
- Specialty Retail Building



2002 - Hamburg

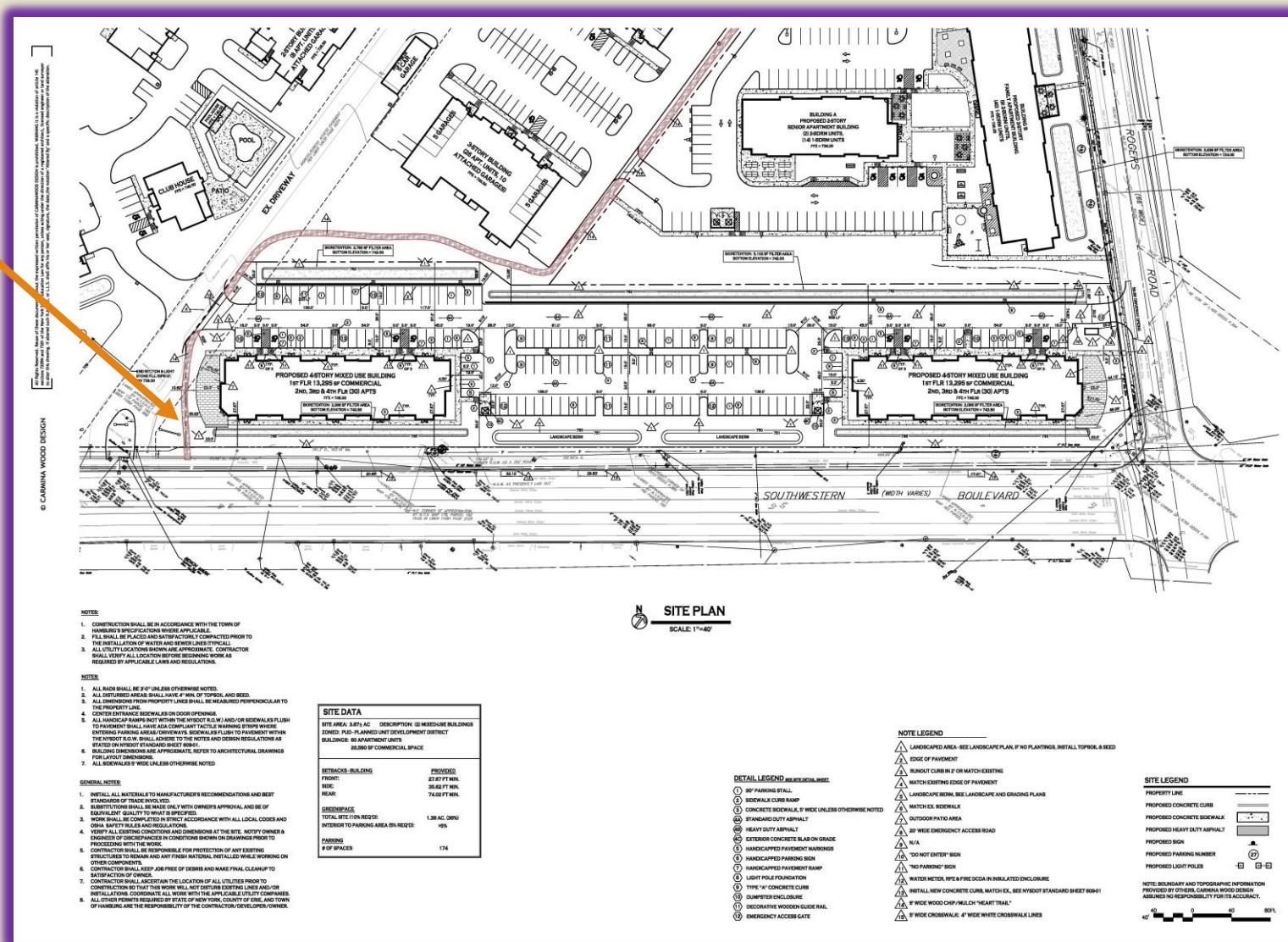
LANDSCAPE PLAN:

- Greenspace Required: 10% of 3.87 Acres = .387 Acres
- Green Space Provided: 1.38 Acres [36% of the Project Site]
- Extensive Landscaping:
 - 83 deciduous trees [12 types]
 - 26 evergreen trees [2 types]
 - 64 shrubs [2 types]
 - 26 perennials [4 types]

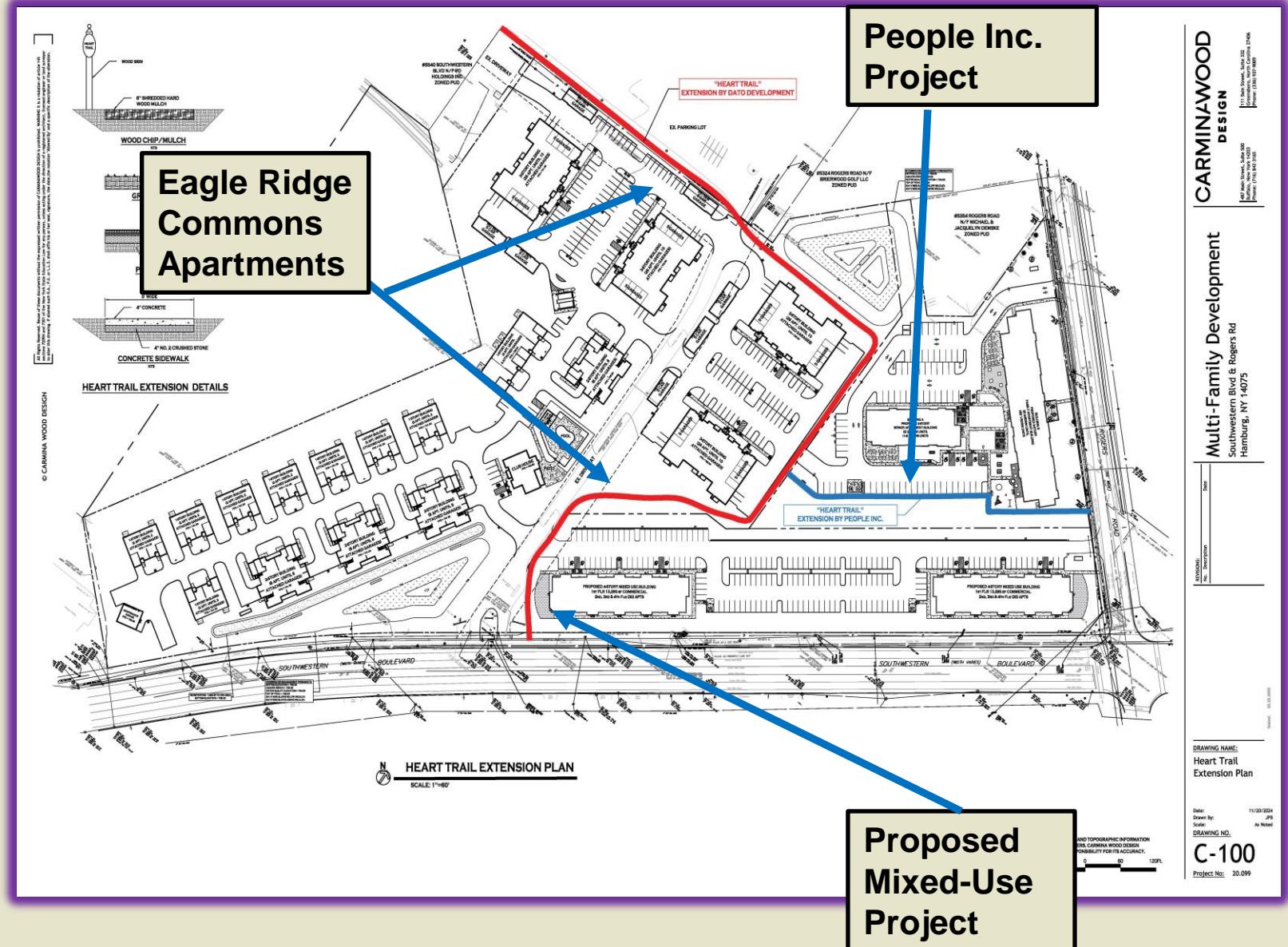


UPDATED SITE PLAN FOR MIXED-USE PROJECT:

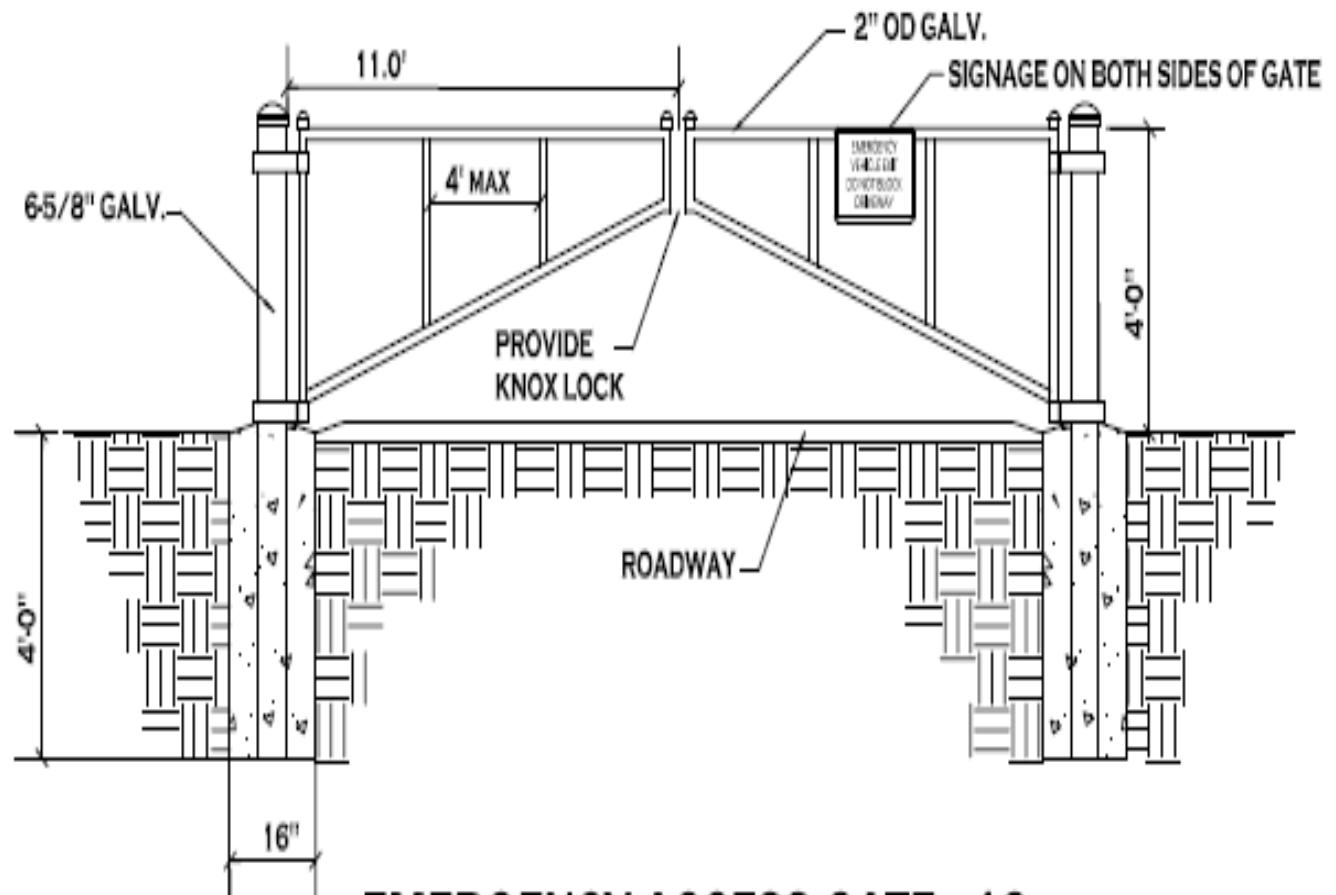
- Shows the portion of the Heart Trail to be located on Project Site



HEART TRAIL EXTENSION PLAN:



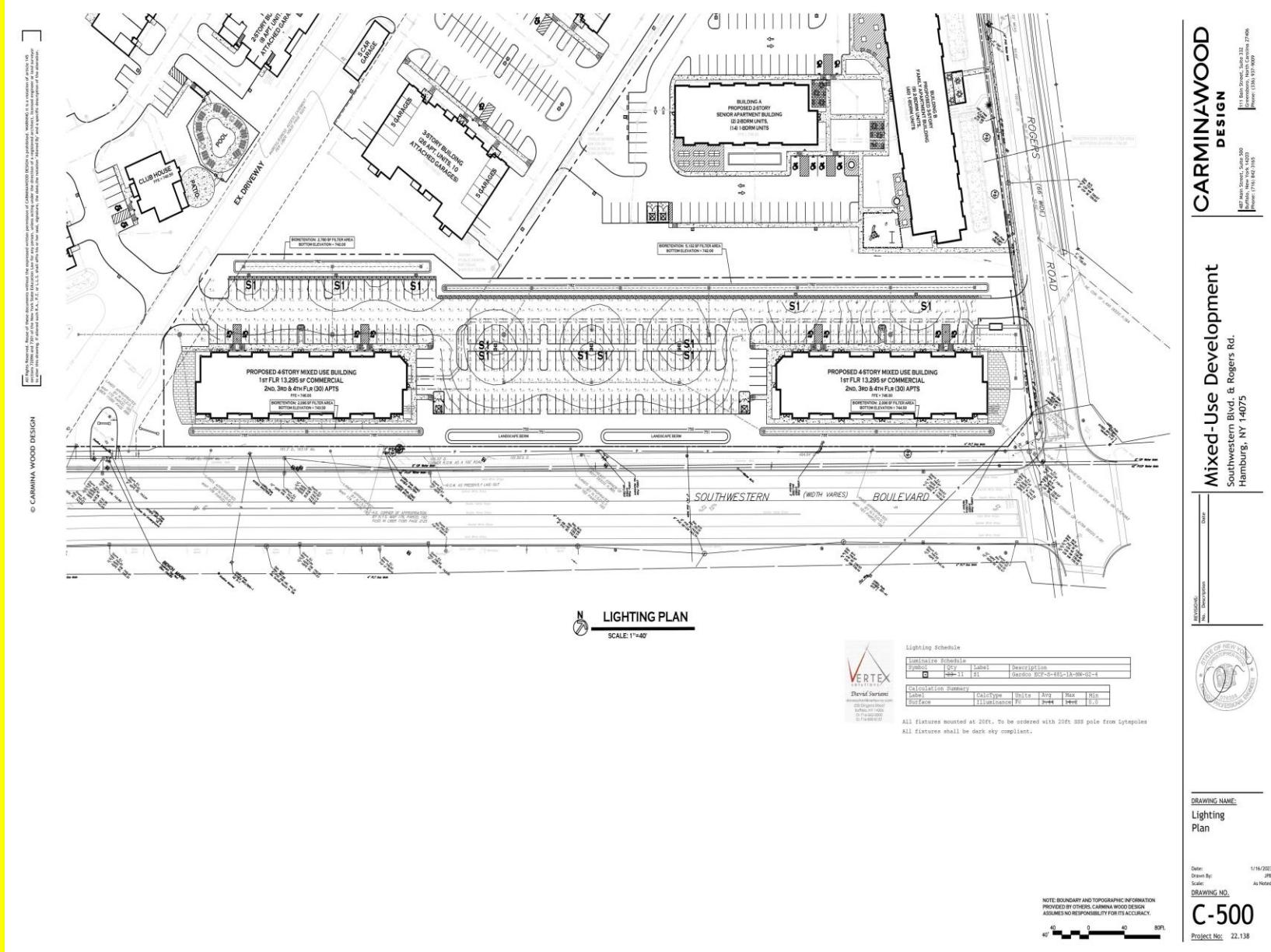
**DETAIL FOR GATED
EMERGENCY ACCESS
ONLY DRIVEWAY
CONNECTION TO
ROGERS ROAD**



EMERGENCY ACCESS GATE - 12

LIGHTING PLAN:

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



**COLOR BUILDING
RENDERING PREPARED BY
SUTTON ARCHITECTURE
PLLC:**



Planning Board's Favorable Recommendation on May 1, 2024:

- The Planning Board adopted a resolution during its meeting on May 1st recommending that the Town Board approve the requested PUD Amendment.
- Planning Board's Report to the Town Board recommending approval of the PUD Amendment contained detailed information including the following:
 - **Conformance to Comprehensive Plan:**
 - The project site is located in the “Brierwood, South Shore, Mission Hills” area of the Central Hamburg Neighborhoods section of the current (2022) Comprehensive Plan.
 - The Comp. Plan currently identifies this area as an important corridor between Route 5 and Southwestern Blvd, and recognizes this area provides a very diverse housing mix and will continue to provide for the diverse needs of the residents of the Town. The Comp Plan notes that greenspace and other environmental assets need to be protected, and while this area is transitioning, it states that changes to Brierwood and adjacent commercial areas will create opportunities for improvements to the overall area. The Comp Plan states that projects proposed in the Brierwood PUD should:
 - Blend the old and the new when planning for this area.
 - Provide a diverse array of housing types.
 - Incorporate the important greenspace, open space, and recreational components of the site.
 - The plan for the Brierwood PUD at the corner of Southwestern Blvd and Rogers Road needs re-evaluation to exclude standard retail development (currently, residential use has been approved on part of this area of the PUD).

SCHOOL AGE CHILDREN ANALYSIS

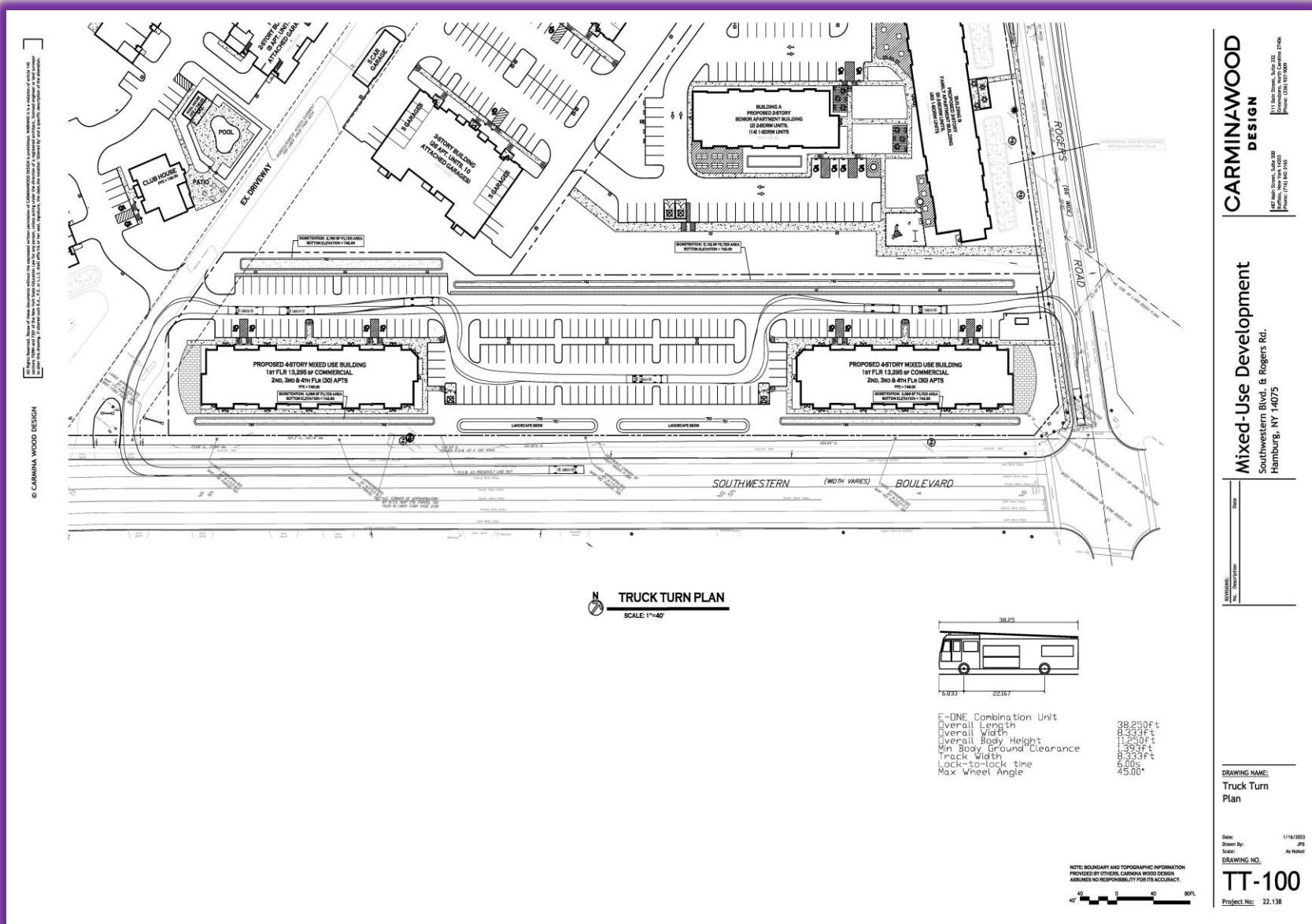
DATED MARCH 22, 2024:

- This analysis demonstrates that the Burke portfolio of 1145 total units within ten apartment complexes has only 154 school-age children.
- Therefore, school age children only comprise 13% of total occupants.

Complex	Total Number of Units	Number of Children Within Complex	Percentage of Children within Complex
Sherwood Meadows	114	34	30%
Emerald Green	92	3	3%
Crystal Creek	74	23	31%
Eagle Ridge	34	1	3%
Oakwood Grove	16	0	0%
Birchwood	198	22	11%
Bridgeview	144	17	12%
Camelot	177	25	14%
Coachlite	110	9	8%
Sunset	184	20	11%
Totals	1143	154	13%

TRUCK TURNING PLAN DATED MARCH 22, 2024:

- Prepared by Carmina Wood Design to demonstrate that the layout of the proposed mixed-use project has been designed to accommodate emergency vehicles pursuant to Appendix D of the NYS Fire Code.



PUD Amendment Conditions Imposed by Town Board on September 9th:

- 1. There shall be a maximum of two (2) mixed-use building constructed on the Project Site.
- 2. The maximum height of the two mixed- use buildings to be constructed on the Project Site shall be limited to four-stories and fifty-five (55) feet as measured to the top of the roof (excluding rooftop mechanical and elevator shafts).
- 3. Each of the two mixed-use buildings shall consist of a maximum of 13,295 sq. ft. of first floor commercial space. This commercial space shall not include any “drive-thru” operations.
- 4. 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 thirty (30) residential units.
- 5. The two mixed-use building shall be located on the Project Site such that there shall not be any parking spaces located in front of the buildings along the Southwestern Boulevard frontage of the Project Site.
- 6. The two mixed-use buildings shall be constructed of a diverse range of high quality materials and shall include both vertical and horizontal articulation generally consistent with the color building rendering prepared by Sutton Architecture PLLC as presented to the Town Board during the public hearing held on June 17, 2024.

PUD Amendment Conditions Imposed by the Town Board on September 9th:

- 7. The mixed-use project shall include extensive landscaping in manner that is generally consistent with the Landscape Plan [Drawing L-100] prepared by Carmina Wood Design as presented to the Town Board during the public hearing held on June 17, 2024. The landscaping for the mixed-use project shall be subject to review and approval by the Planning Board during the Site Plan Application review process.
- 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. The layout of the project shall comply with the emergency access standards set forth in the NYS Fire Code (approved through site plan approval) and the buildings shall include code compliant sprinkler systems.
- 10. The project shall include a stormwater management system complying with the stringent stormwater quality and quantity standards of the New York State Department of Environmental Conservation (“NYSDEC”) and the standards of the Town of Hamburg including the handling of a 100-yr storm event and signed off by the Town Engineering department.
- 11. Building illumination will be provided on the front sides of the two mixed-use buildings facing Southwestern Boulevard.
- 12. Dark sky compliant lighting will be provided for the entire Project Site in accordance with a Photometric Plan to be reviewed and approved by the Planning Board in connection with the Site Plan Application review process.
- 13. Site plan approval for the mixed-use project by the Planning Board shall be required to ensure that the above conditions are satisfied.

CONCLUSION:

- Project complies with the 13 conditions imposed by the Town Board on September 9, 2024
- Requesting Site Plan Approval
- Questions...