

September 29, 2023

Dear Joshua Rogers, Annalyse Samuel, and Planning Board Members (William Clark, Kaitlin McCormick, Dennis Chapman, Cynthia Gronachan, Dan Szewc, Margaux Valenti, Kaitlin McGee-Chmura, and Jennifer Puglisis)

Hamburg Town Hall
6100 South Park Avenue
Conference Room 7B (basement)
Hamburg, NY 14075

We, the residents of Carlyes Court, are asking you to be careful in your decision-making regarding the rezoning of 6.88 acres of a 13.12 acre parcel of vacant land at the intersection of Howard Road and Southwestern Boulevard from C-1 (Local Retail District) to R-3 (Multi-Family District) to allow for the construction of (5) 2-story 12-unit multi-family residential buildings. After attending the Community Meeting with Alliance Homes on Monday, September 25, 2023 from 6-7 PM to hear the builder's proposed construction plan, we do not believe the builder's proposals for both residential and commercial properties is in the residents' interest. The concerns we have regarding the proposed residential community along Southwestern Boulevard, immediately north of Howard Road include the following:

- **Adding a driveway on Howard Road poses a direct safety threat to all residents**
 - In addition to the residents that drive and walk on Howard Road, many individuals use Howard Road as a cut through. With increased congestion and traffic accidents in this area caused by the construction of residential and commercial properties on this street, additional traffic would be detrimental to the safety of the neighborhood. There is also a school located within Sherwood Meadows, which should prompt additional review of existing safety measures.
- **Building 60 high-end apartments and townhomes will violate residents' privacy from both the ground level and upper story**
 - The construction of 2-story townhomes would be an invasion of privacy to current Carlyles Court residents by allowing townhome tenants to peer directly into our backyards and rear-facing windows. Homes are supposed to be a place of comfort; not a place where residents have to close their blinds due to overdevelopment. Not having a barrier between our homes and the proposed development is a major concern in relation to preserving the safety and security of our community. Alliance Homes has built 1-story apartments in other communities, and when residents suggested the possibility of one-story units as a compromise for privacy, Alliance immediately opposed, further demonstrating a clear lack of regard for the current residents' best interest.
- **Removing trees from the proposed development site will negatively impact the environment**
 - Removing the trees from the area for the proposed development project can lead to soil erosion, flooding, and increased greenhouse gases in the atmosphere. After moving into our homes, we were notified that the builder had removed too many trees from the area and the builder had to purchase an additional two trees for

each resident to plant in the front of their property to rectify this environmental damage. Why are we each planting two trees in our yards when the proposed development will eliminate thousands of trees from the ecosystem?

- **Constructing multi-family apartments and townhomes will decrease the resale value of our homes**
 - Multi-family apartments lower the value of single-family homes in the neighborhood. Apartments overburden schools, produce less revenue for local governments, and require more infrastructure support. High-density housing also creates traffic congestion and parking problems. With homes in our neighborhood valued in the \$400,000-\$700,000 price range, we all want to protect the value of our investments.
- **Pursuing the proposed construction project will alter the character of the neighborhood**
 - As a family-oriented neighborhood dedicated to the long-term success and safety of our community, the proposed construction project will change the character of Sherwood Meadows. Increased traffic, lights, and noise from both the proposed construction and potential tenants will be unnecessarily disruptive to residents. The proposed development would disturb the wildlife in our neighborhood, including the animals that inhabit the federal wetlands and greenspace. As recommended by the US Army Corps of Engineering in Town of Hamburg Code §272-2, the Town of Hamburg strongly encourages the avoidance and preservation of federal wetlands.
- **Introducing a new residential development will create an additional infrastructure burden for the Town of Hamburg and Sherwood Meadows residents**
 - With the addition of new residents to the proposed multi-family apartments and townhomes, there will be an increased need for snow removal, garbage removal, and school busing accommodations, which will likely come at the expense of residents. The property easement, which all residents whose backyard faces the proposed development site have, would also be less accessible for maintenance and repairs. Additionally, one of the many reasons residents love living in Hamburg and the neighboring Southtowns is because it is away from the constant traffic and commercialization of the Northtowns. The continual addition of apartments and businesses along Southwestern Boulevard mimics that of Transit Boulevard in the Northtowns, something that Southtowners do not want to occur in our community.

As a neighborhood community, we are very strongly opposed to the development of any proposed residential and/or commercial project that will adversely impact the value of our beautiful neighborhood, our homes, and the quality of our residential experiences as owners of these brand new properties. Collectively, we made decisions to purchase our respective homes and parcels of land for their beauty and privacy, and any development, in as close proximity as what has and may be proposed, will devalue the financial investments we have made. We kindly and firmly request that there will be empathy and compassion in addressing our concerns prior

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to any forward movement occurring. Thank you in advance for understanding our objections and the importance of this matter with respect to the financial and personal wellbeing of our families.

Please let us know when the public hearing will be regarding this matter, so we can speak on the record.

Sincerely,
Carlyes Court Residents

Digitally Signed By

Katlyn Grasso
Samantha Grasso
Samuel Hendricks
Nicole Hendricks
Kelsey M. Dziwulski
Kari Dziwulski
Felicia Lebow
Michelle Winter
Gavin Chau
Kristine Still
Craig Still
William Moore
Monica Moore
Leane Moore
Diane Knight
Jake Podger
Rylie Podger