



September 9, 2021

Sarah desJardins  
Town of Hamburg Planning Department  
6100 South Park Avenue  
Hamburg, New York 14075

Re: Proposed Wetzl Multifamily Project & Proposed Manko Residential Subdivision  
Applicants/Project Sponsors: Wetzl Development, LLC & David Manko  
Town of Hamburg Planning Board

Dear Sarah:

This letter is being submitted on behalf of Wetzl Development, LLC and David Manko in connection with the proposed residential projects being reviewed by the Planning Board. During the meeting of the Planning Board held on August 18<sup>th</sup>, Jody Celeste of Earth Dimensions presented the Riparian Buffer Plan presented by Earth Dimensions, Inc. for the protection of the stream corridor that bisects portions of both project sites.

The Planning Board provided input regarding the Riparian Buffer Plan presented on August 18<sup>th</sup> including a request that the plan be updated to include the portion of the stream corridor closest to Parker Road that is not part of the Manko subdivision project site and Earth Dimensions, Inc. was also asked to provide an overview of the methodology utilized in preparing the Riparian Buffer Plan.

Attached as Exhibit "1" is an updated version the Riparian Buffer Plan [Drawing RB -100 – Date: 09/09/21] that depicts the riparian buffer being extended to include the portion of the stream closest to Parker Road. The plan has also been updated to reflect that with the exception of a small segment of the stream corridor on the Wetzl project site, the riparian buffer will have a width of 25 ft. on each side of the stream corridor. The stream corridor has an approximate width of 4 ft. A small segment of the riparian buffer on the Wetzl project site will have a width of 10 ft. on each side of the stream corridor as it crosses between two of the proposed multifamily buildings. The planting schedule for the riparian buffer is included on the Riparian Buffer Plan [Drawing RB -100 – Date: 09/09/21] and the proposed plantings consist of a diverse mixture of trees and shrubs selected by Earth Dimensions.

Attached as Exhibit "2" is a narrative prepared by Jody Celeste of Earth Dimension, Inc. providing an overview of the methodology utilized with the respect to the design of the proposed riparian buffer. As set forth in the narrative, the objectives of the proposed riparian buffer are to protect the stream channel, trap sediments, pollutants and runoff, provide shade to the channel and stabilize the soils to prevent erosion.

The Project Sponsors have made a deliberate effort over the course of many months to incorporate input received by the Planning Board into the design of both projects. The implementation of a riparian buffer as depicted on the updated Riparian Buffer Plan ensures the proposed projects will

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not result in any adverse environmental impacts to the tributary to Rush Creek that bisects portions of both project sites.

If there are any questions regarding the updated Riparian Buffer Plan or the extensive documentation previously submitted by the Project Sponsors in connection with the coordinated environmental reviews of each of the proposed projects pursuant to the State Environmental Quality Review Act ("SEQRA"), please feel free to contact me at 510-4338 or via e-mail at [shopkins@hsmlegal.com](mailto:shopkins@hsmlegal.com).

Sincerely,

HOPKINS SORGI & MCCARTHY PLLC



Sean W. Hopkins, Esq.

cc: William Clark, Chairman  
Doug Schawel, Planning Board  
Kaitlin McCormick, Planning Board  
Al Monaco, Planning Board  
Bob Mahoney, Planning Board  
Dennis Chapman, Planning Board  
Meghan Comerford, Planning Board  
Jennifer Puglisi, Esq., Planning Board Attorney  
Camie Jarrell, P.E., Project Engineer, GHD  
Andrew C. Reilly, PE, AICP, Planning Department  
Glenn Wetzl [Via e-mail and mail]  
David Manko [Via e-mail and mail]  
Jody Celeste, Ecologist, Earth Dimensions, Inc. [Via e-mail]  
Christopher Wood, P.E., Carmina Wood Morris DPC [Via e-mail]

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**Exhibit 1 – Riparian Buffer Plan [Drawing  
RB-100] as Prepared by Earth Dimensions,  
Inc. dated September 9, 2021**

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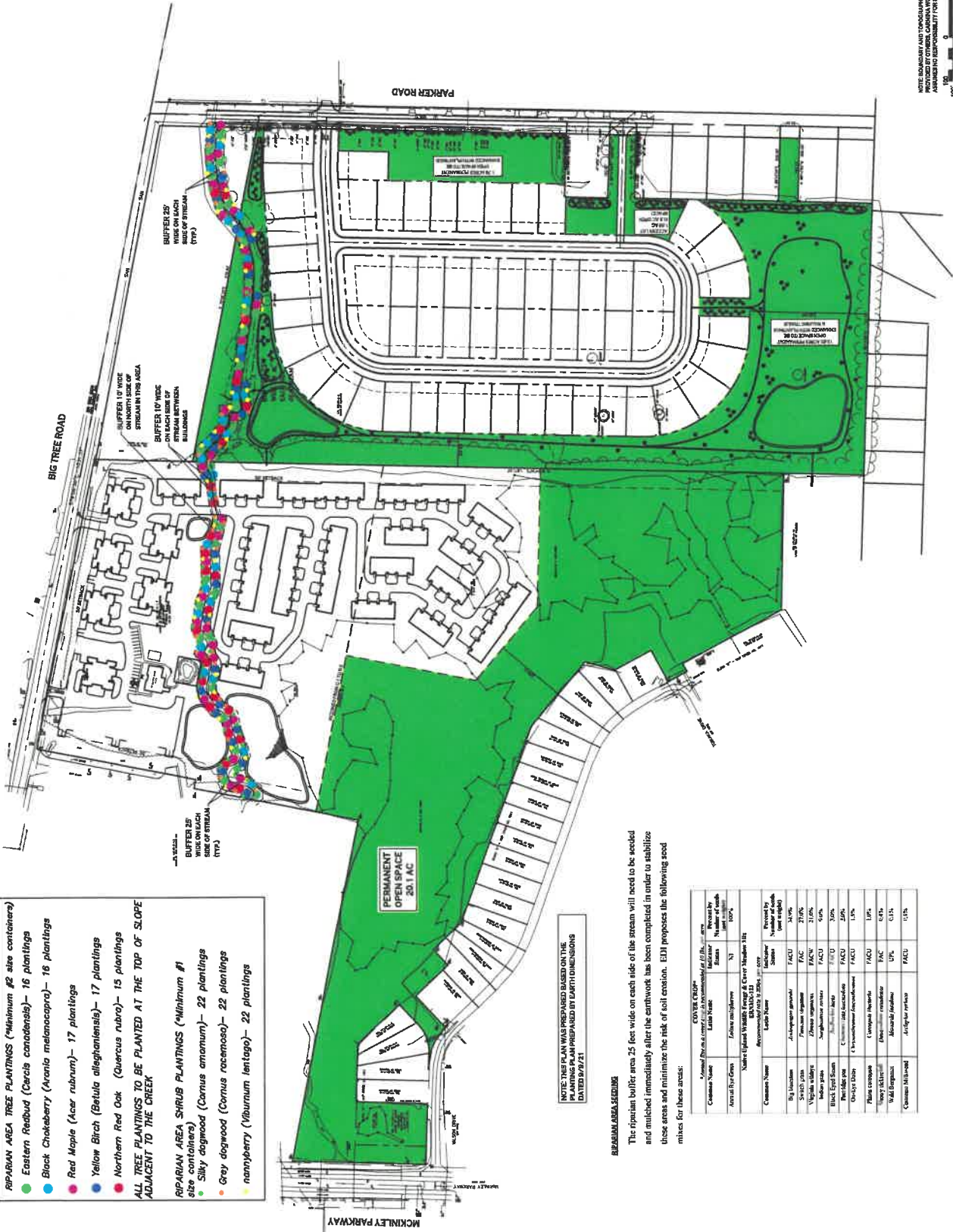
**PROJECT NAME:** New Construction  
Residential Developments  
Big Tree & Parker Roads  
Town of Hamburg, New York

Date: 9/9/72  
 Drawn by: C. Wood  
 Scale: AS Notes

**DRAWING NAME:**  
**Riparian Buffer**  
**Exhibit**

**DRAWING NO.**  
**RB-100**  
**Project no.: 20.082**

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARNALIA WOOD MORSELL D.P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



**RIPARIAN AREA TREE PLANTINGS (Minimum #2 size containers)**

- Eastern Redbud (*Koelner 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 CREEK**

**RIPARIAN AREA SHRUB PLANTINGS (Minimum #1 size containers)**

- Silky dogwood (*Cornus amomum*)— 22 plantings
- Gray 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 9/9/21

**TRAPPIAN 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. EDM proposes the following seed mixes for these areas:

[illegible]

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**Exhibit 2 – Methods of Riparian Buffer  
Design Narrative as Prepared by Jody M.  
Celeste, Ecologist, Earth Dimensions, Inc.**

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## METHOD OF RIPARIAN BUFFER DESIGN

DATED: 09-09-2021

W5D93d -Big Tree Road and Parker Road projects, Town of Hamburg

Earth Dimensions, Inc. (EDI) designed the riparian buffer for the Big Tree and Parker Road developments based on an "Urban Buffer" approach. This is not a documented method however it has been successfully approved and implemented on other projects as part of stream enhancement and mitigation, under the USACE (United States Army Corps of Engineers) and NYSDEC (New York State Department of Environmental Conservation). In addition, two documents by NYSDEC were consulted for the design of this plan. They include: "Riparian Buffers- NYS Dept. of Environmental Conservation"

([https://www.dec.ny.gov/docs/lands\\_forests\\_pdf/t4tbuffersfs.pdf](https://www.dec.ny.gov/docs/lands_forests_pdf/t4tbuffersfs.pdf)) and "Stream Buffers- A Tool for Watershed Protection- NYS Dept. of Environmental Conservation"

(<https://www.dec.ny.gov/chemical/106345.html>). Under this design concept, trees and/or shrubs are densely planted along areas of the channel and a buffer is set on each side of the channel that will be seeded with a Native seed mix.

Streams adjacent to development typically are subject to degradation from adjacent land uses. EDI designed the proposed buffer to have three layers of vegetative protection (tree layer, shrub layer and herbaceous layer). In addition, a native wildflower and grass mix will be utilized in the stream buffer. The stream channel is approximately 4 feet wide. A buffer area was implemented demarcating a 25 foot corridor on each side of the stream (wherever possible). The main objectives of this buffer plan are to protect the stream channel, trap sediments, pollutants and runoff, provide shade to the channel and stabilize the soils to prevent erosion. Densely planted trees and shrubs tend to deter human use. The tree and shrub species and seed mix selected are also utilized to increase diversity as well as aesthetic appeal to adjacent neighbors. The intent is that the buffer area is not to be mowed to allow the trees, shrubs and herbaceous layer to flourish.