



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 18th, 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 18th 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 steam 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.

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]

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

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



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) 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.