

**Legal Notice
Town of Hamburg
Planning Board Agenda
Meeting 3-15-06**

The Town of Hamburg Planning Board will meet for a regular session on Wednesday, March 15th, 2006 at 7:30 p.m. in Room 7B of Hamburg Town Hall to discuss and possibly approve the following site plans:

1. Advanced Electronics - Big Tree Rd.
2. Dollar General - Lake Avenue
3. Ridgefield Estates
4. Buffalo Rehab - South Park Avenue
5. Parker Ridge Phase IV Patio Homes - Parker Road
6. Brierwood Medical Center Bldg. 2 - Southwestern & Amsdell Road
7. Hoag's Dairy - Old Lake Shore Rd. - revisions
8. Tractor Supply - Burke Business Park - Southwestern Blvd.

**Gerard Koenig, Chairman
Paul Eustace, Secretary
Planning Board**

Dated: 3-9-06

**Town of Hamburg Planning Board
Meeting - March 15, 2006
Actions Taken**

**Bohen 2 lot Subdivision
Lake Shore & Milford**

Subdivision approved

**Dollar General
Lake Avenue**

Tabled to April 19th

**Ridgefield Estates
Off East Eden Rd.**

Re-hearing scheduled for April 19th

**Buffalo Rehab
South Park Avenue
Addition & Field House**

Tabled to April 19th

**Parker Ridge
Cluster Development**

Tabled to April 19th

**Hoag's as built site plan
Old Lakeshore Rd.**

Applicant asked to appear April 5th

**Caterpillar Alliance
Lake Shore Rd.**

Applicant to appear April 5th

**Vanderbilt Properties
Southwestern Blvd.
Rezoning from R-A to PUD**

Referred to Planning Board

**Town of Hamburg
Planning Board Meeting
March 15, 2006**

The Town of Hamburg Planning Board met in Room 7B of Hamburg Town Hall for the regular session at 7:30 p.m. on Wednesday, March 15, 2006. Those attending included: Chairman Gerard Koenig, Secretary Paul Eustace, Sasha Yerkovich, Richard Taber, Karen Rogers, Steve McCabe. Others attending included: Drew Reilly, Councilman Mark Cavalcoli, Attorney Michael Fruth, Attorney Don McKenna, Rick Lardo, and Terry Dubey, Stenographer.

Public Hearing - Bohen 2 lot Subdivision - Lake Shore Road and Milford

**TOWN OF HAMBURG
LEGAL NOTICE
PLANNING BOARD MEETING
BOHEN 2 LOT SUBDIVISION
LAKESHORE ROAD**

Notice is hereby given that the Town of Hamburg Planning Board will conduct a Public Hearing on a 2 lot subdivision known as Bohen Subdivision located on the Lakeshore Road on 3-15-06 at 7:30 p.m. in Room 7B of Hamburg Town Hall.

All that tract or parcel of land situate in the Town of Hamburg, County of Erie, State of New York being part of Lot 30, Township 9, Range 8 of the Holland Land Company's Survey being more particularly described as Sublot 460 as shown on map filed in Erie County Clerk's Office under Map Cover 988.

G. Koenig, Chairman
P. Eustace, Secretary
Planning Board

2-23

This is a 2 lot subdivision proposed on the Lake Shore and Milford Terrace. Mr. Timothy Bohen would like to split his parcel into two separate lots for a single family, ranch style home to be located on Milford. Mr. Bohen wants a one floor plan as he is on medical disability. He plans to sell the existing dwelling on the Lake Shore. Variances were granted on lot area and lot width at the building line at the ZBA meeting of March 9, 2006.

Mr. Mike Borowiak of Nussbaumer & Clarke appeared on behalf of Mr. Bohen. Traffic Safety and the Conservation Board have no comments. The sewer is available and waiving of the sidewalk requirement and map cover can be made. There are other lots in the area with similar configurations.

Chairman Koenig asked 3 times if anyone wished to be heard for or against this application. Hearing no comments, the hearing was declared closed. Motion was made by Mr. Taber, seconded by Mr. Eustace to issue a Negative Declaration on the project, approve the 2 lot subdivision, and waive the sidewalk requirement and the filing of a map cover. Carried.

Dollar General - Lake Avenue

The Dollar General is proposed to be located in the former Hill's Department Store Plaza on Lake Avenue. The present Burger King will be torn down and replaced by the new structure. Since a portion of this property concerns the Village of Blasdell, Don DePerto, Trustee, and David Adrian, Chairman of the Planning Commission have also submitted their concerns on the project. A representative from Jem Architects appeared on behalf of the applicant. The entry feature to the building will be from the side. A rendering of a proposed Dollar General that was constructed in Hornell was submitted to Board members. They will be using upscale brick around the building.

The Blasdell Board submitted a list of concerns (see attached). They would like the building to show features similar to what CVS Pharmacy looks like. The 3 sides of the building should be aesthetically pleasing. Landscaping will be an important feature to break up the monotony of the building. The Department of Environment and Planning has been contacted and the applicant will be using a new connection to the existing lateral. One variance will be required. Fifty two parking spaces have been calculated and it was suggested that less spaces will be required.

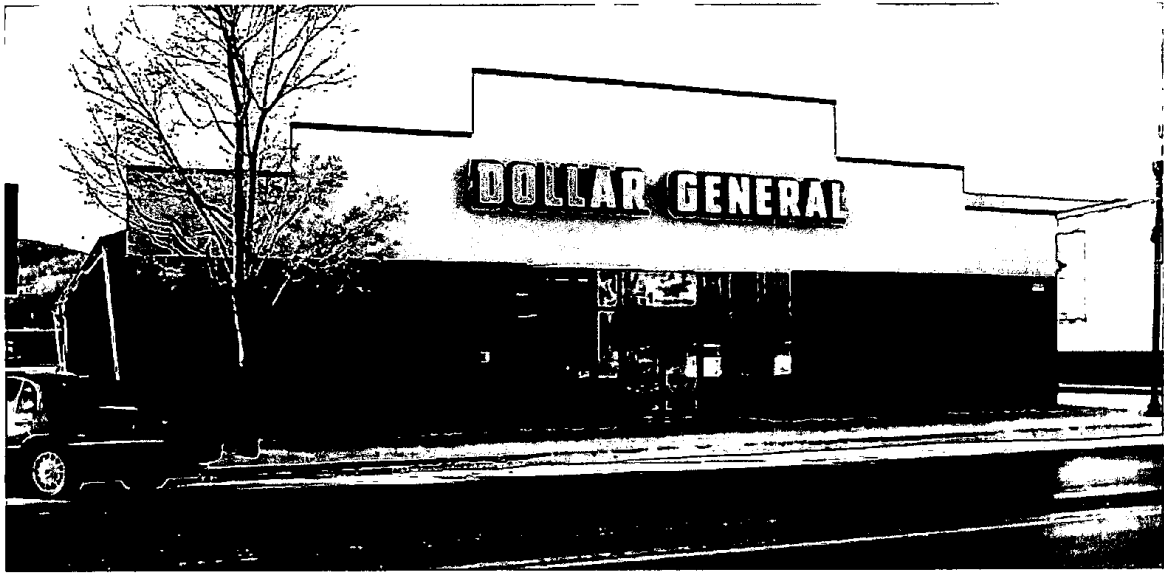
Dave Adrian noted that they have had a good working relationship with CVS and would like to maintain some sort of continuity with the new building for Dollar General. They suggested that perhaps a bow window could be installed. The architect responded that they could build brick piers with a drivet finish. The roof will be a bronze color. Instead of wall pack units for lighting, the Board asked for double fixtures with the old fashioned street scape. A ground sign was recommended as opposed to a regular pole sign. A question was raised as to a pedestrian walk. Since this is a County Road, Mr. Reilly will speak with County Highway.

Applicant is to revise drawing and incorporate some of the ideas that have been requested. Motion was made by Mrs. Yerkovich, seconded by Mr. McCabe to table to April 19th. Carried.

Ridgefield Estates - Off East Eden Road.

Mr. Tom Tasseff appeared on behalf of this proposed cluster subdivision to be located off East Eden Road. New drawings have been submitted. They have recently run into a snag whereby 3 of the lots cannot be serviced by a sewer. A Public Hearing will have to be held next month on the subdivision. The green areas are to be dedicated to the Town as this ties in with some woods and a wetland area. The storm water detention pond is to be labeled on the drawing. Some areas will have water all the time and the pond will be owned by the property owner. Easements will be required. A Public Hearing will be set for April 19th, 2006.

Motion was made by Mr. McCabe, seconded by Mr. Eustace to table for a Public Hearing to April 19th. Carried.



SEAN & Co., LP

2304 BRODHEAD ROAD
ALTIQUIPPA, PA. 15001

PROPOSED DOLLAR GENERAL
187 189 MAIN STREET HORNELL, NEW YORK

03.22.05



JEM Architects, P.C.

Proposed Dollar General Store (4273 Lake Avenue)
Questions From Blasdell Planning Commission (3/8/06)

- 1) Why is the store oriented with the front entrance facing West?
- 2) Could the entire exterior be finished with more of a Dryvit finish with fluted casings on corners and adjacent to front entrance (Similar to CVS and Building on Northeast Corner of Lake and South Park)? If not, could the building exterior feature more brick veneer, in vertical columns to break up the monotony of the East and North walls as proposed?
- 3) Could windows be placed on East and North walls to break up the monotony and "warehouse" appearance? They would not have to be functional.
- 4) What would the roof color be?
- 5) Could the exterior wall lighting be something besides wall packs? (ex. Gooseneck or some other classic style).
- 6) Could the parking lot fixtures be of a style similar to those installed at CVS? (ex. Acorn / Can be double fixtures)
- 7) Are there any alternatives for the front building sign?
- 8) Could they install a brick base for the main sign? Can we shorten the height of that sign? Frame?
- 9) Could the landscaping plan for both the North and West sides of the property include more trees and shrubs?

Planning Board: Could a pedestrian crossing in the vicinity be considered?

TOWN OF HAMBURG

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Supt. of Highways
JAMES F. CONNOLLY

TO: Planning Board

FROM: Engineering Dept.

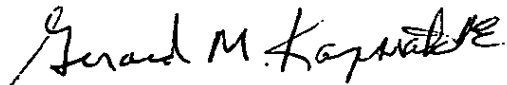
DATE: 3/15/06


SUBJ: 3/15/06 PLANNING BOARD MEETING AGENDA
Dollar General - 4263 Lake Avenue

The following are review comments on a site plan dated 2/20/06:

- (1) We could not locate a previously approved site plan for the Burger King Restaurant construction in 1985.
- (2) Obtain Erie County Water Authority (ECWA) approval of the proposed water service and back flow preventer. We are unable to approve the site plan prior to approval by ECWA.
- (3) Provide a profile view for the proposed sanitary sewer service lateral. Submit the plan to the Erie County Department of Environmental Planning (ECDEP) for review. We are unable to approve the site plan prior to approval by ECDEP.

All comments are to be satisfactorily addressed for approval.


Gerard M. Kapsiak, P.E.
Town Engineer


Richard J. Lardo
Principal Engineer

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TO : Planning Board
FROM : Engineering Dept.
DATE : 3/15/06
SUBJ : 3/15/06 PLANNING BOARD MEETING AGENDA
Ridgefield Subdivision Part 3
Site Plan Review

The following are review comments on a site plan dated Nov. 16, 2005:

- (1) The site is not located in an existing Town water district. A water district extension and NYSDEC Water Supply Permit will be required to service the site.
- (2) The property lines for Sublot Nos. 1, 2, 22, and 23 are to be extended to the west property line.
- (3) Label the stormwater detention area on the plan.

All comments are to be satisfactorily addressed for approval.

Gerard M. Kapsiak, P.E.
Town Engineer

Richard J. Lardo
Principal Engineer

Buffalo Rehab - South Park Avenue

Messrs. Greg Schneider, and Marty Lambert, appeared before the Planning Board on a proposed addition for doctor's offices, physical therapy, and a field house to be located on the present site at 4780 South Park Avenue. The primary care office will hold 10 doctors with a diagnostics lab. The field house will be used for track and sports performance for students at Frontier and Hamburg High.

The next door neighbors, Robert & Anne Osika of 4806 South Park Avenue also appeared with some concerns about the new project. The buildings will give the neighbors a closed in feeling and asked to have the building relocated and pushed back somehow. They would rather look at the parking lot as opposed to the L-shaped building. This would obstruct their view.

Mr. Reilly noted that the South Park Overlay, it requires that parking be at the side and back. Also, the physicians are interested in frontage and clear exposure. The proposed change may cause problems with the sewer and a change in grade. The residence is lower. There also may be engineering issues. A detailed topo and soil testing is yet to be done. They still don't know if they will have a dry or wet pond.

See Steve McCabe's summary and the list of concerns presented by the residents. Item tabled to April 19th.

Motion was made by Mr. McCabe, seconded by Mr. Eustace to table. Carried.

Parker Ridge - Cluster Development - Parker Road

Mr. Reilly noted that at the last meeting, the Board asked for a better sketch for this cluster development on Parker Road. One of the things that the board did not like was the 3 frontage lots, and is looking for some creativity on design. The Conservation Board has no comments. They are interested in the back portion that backs up to Hidden Hollow for a dedication. Copies of documentation on the easements were requested.

The proposed homes will range from 2,400 s.f.; some will be 1600 to 1700 s.f., while others may range from 1400 s.f. to 2,000 s.f. They will be ranch style with lofts. The air conditioners will be located outside the building adjacent to the foundation. Mr. Kalstek was reminded that there is to be a 15' separation between buildings. A picnic shelter will be located on the lot. There will be a median type entrance with a gate house instead of the hot boxes. On lot 39, Mr. Rankin's son would like a lot next to the barn. It was suggested that 2 lots be combined together for an estate type setting.

Mrs. Rogers did an on site of the property and asked that trees be kept. A question was raised as to the soil type. Answer - clay soil. She noticed that lots 9& 10 are close to transmission lines. She would like to see some sidewalks installed so that residents would have something to walk on when they go to the mail center. She would also like to see fewer lots and more green space. Mr.

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JAMES F. CONNOLLY

TO: Planning Board

FROM: Engineering Dept.

DATE: 3/15/06

SUBJ: 3/15/06 PLANNING BOARD MEETING AGENDA
Buffalo Rehab Group - Medical Park, 4780 South Park

The following are review comments on a sketch plan dated 2/17/06:

- (1) The Planning Board previously approved a site plan for the existing building on this parcel as a VFW Post on 8/21/96.
- (2) The names of the sanitary sewer district and water district are shown incorrectly on the development information sheet (should be Hamburg Master Sewer District and Hamburg North Central Water District).
- (3) We will review the site plan when it is properly prepared in accordance with the site plan review checklist.

All comments are to be satisfactorily addressed for approval.

Gerard M. Kapsiak, P.E.
Town Engineer

Richard J. Lardo
Principal Engineer

Site Visit Summary

To: Town of Hamburg Planning Board; A. Reilly, D. McKenna, M. Fruth, R. Lardo.

From: Steve McCabe

Date: March 13, 2006

Regarding: **Buffalo Rehab Group Sketch Plan for Medical Office Park, 4780 South Park Avenue**

The following is a summary of a site visit I conducted for the above-named project. The site parcel, as well as the parcels immediately adjoining it, are zoned C-2, commercial, and lie within the South Park Overlay District.

During walkovers of the site and meetings with the applicant, Martin Lambert, and the neighbors adjacent to proposed Building B1/B2, Robert and Toby Osika, I verified the locations of the existing features and the approximate locations of the proposed buildings. Survey markings were not always evident, so estimates of distances were made from the sketch plan as needed.

1. The location of the proposed Addition A2 ("Hamburg Fieldhouse") and the parking lot appear satisfactory. Is the parking lot intended to be illuminated?
2. The "Expanded Existing Detention Pond" appears to be a dry basin at present, with only a few inches of water in a single puddle closest to the stormwater drain outfall present during the site visit. Does the expansion plan for this dry basin actually envision turning it into a pond, or is the label on the sketch plan inaccurate? Standing water was evident due east of the current dry basin, adjoining the railroad ROW, in an area that would be encompassed by the proposed detention pond.
3. Proposed building B1/B2 will present a continuous "L-shaped" wall parallel to the NE corner of the immediately adjoining residential property (the Osika residence). Proposed Building B1 will extend approximately 50% along the north side yard and B2 approximately 80% along the east rear yard of the Osika residence. Mr. Lambert, after meeting with the Osikas, has submitted the current revised sketch plan that shows Building B2 moved eastward, so that its west wall would be 40 feet from the Osika rear yard line--a 16-foot increase in the 24-foot setback indicated on his previous plan and a 20-foot increase over the minimum 20-foot side yard setback mandated by C-2 zoning.
4. The previous sketch plan depicted a surface water drainage swale in the side yard between Building B2 and the Osika rear yard. This has been replaced by a landscaped earthen berm in the current revised sketch plan. The applicant's increase of the proposed side yard setback from 24 feet to 40 feet is intended to facilitate buffering through construction of this vegetated berm.
5. Surface water currently flows eastward in an existing swale along the north property

line of the Osika residence. The current revised plan shows the landscaped berm located where this current drainage swale exists. How will this surface water be managed once the berm is installed? Also, the placement of Building B1/B2 will prevent the current eastward flow of surface water beyond the NE corner of the Osika residence. Would it be possible to collect this surface water, both from the existing drainage swale along the north property line of the Osika residence and from the NE corner of the Osika residence, and reroute it into the existing underground stormwater drainage system, which runs due east and discharges into the current dry basin at the NE corner?

6. What is the intended elevation of Building B1/B2? According to the topographic contours depicted on the sketch plans, the site elevation appears to rise approximately 9 feet from the north end of proposed Building B1/B2 to its south end (the photo below, taken facing due south, shows this slope).

Due to this rising elevation from north to south, it appears that the grade level for the building will require significant modification of the present slope--either by building up the north end or excavating the south end or some combination of the two. What impact will the starting grade level have on the overall height of the building? Is any exterior lighting planned for the building?

7. No other questions or concerns were raised during the site visit.

Steve McCabe
Town of Hamburg Planning Board

TO: Town of Hamburg Planning Board

FROM: Robert and Anne Osika
4806 South Park Ave.

DATE: 3/13/06

RE: Expansion of Buffalo Rehab Group - Medical Park

The following are concerns and items for discussion regarding the expansion of the Buffalo Rehab Group at 4780 South Park Ave. In particular, Buildings B1 and B2.

1. Very concerned that the close proximity and size of the L shaped Buildings B1 and B2 will create a cramped or closed in feeling. We feel that we won't have any privacy in our own backyard and all our views will be obstructed except for the roofs of these buildings.
 - What type of windows if any will be at the back of the buildings facing our property?
 - If windows are needed for light can they be up high, frosted or block glass?
 - Note that the existing building does not have any windows facing your neighbors to the north. We would also appreciate that same privacy.
 - Is there any planned lighting for the back of the Buildings which may illuminate our backyard?
 - What size trees will be planted as buffers on the berm?
 - Concerned that the 20' to the north and the 24' to the east will not be adequate distance to accommodate a high enough berm to provide privacy.
 - How high will Buildings B1 and B2 be in relation to our home?
 - What is the planned use of Buildings B1 and B2?
 - Will the building contain a fume hood and if so, where will it vent?
 - What type of diagnostic equipment will be housed in these buildings?

- What is the planned hours of operation for Buildings B1 and B2?
 - Will B1 and B2 have air conditioning units and if so will they be located at the back of the building?
 - Where will outdoor trash receptacles be located. (Dumpsters)?
 - Will the building be heated with gas and if so where will the gas main enter the building?
 - Where will any furnaces or hot water tanks vent to?
 - Will more fire hydrants need to be installed?

 - Could there be a consideration to reorientate Buildings B1 and B2 on the existing plan to a different location? We would rather have buffered parking lot space behind us than the proposed buildings. We feel this change would address most of our concerns.
2. Concerned about maintaining some sort of privacy during construction particularly in regards to Buildings B1 and B2 due to their closeness in proximity to our property.
- Can temporary construction barriers be erected?
 - How long will it take to complete Buildings B1 and B2?
 - How long will the entire expansion take? It was mentioned 18 months to 2 years. Why so long? Is it being done in phases?
 - What are the allowable hours of construction next to a residence? We are concerned about noise.
3. What kind of drainage is planned? The current sketch does not make sense.
- The current sketch shows a drainage swale between the two properties that would have to go uphill to drain.
 - Drainage swale locations between the two properties are in the same locations as buffer privacy berms would have to go. How can both exist in the same location?
4. Don't want whatever is built to make our property undesirable for resale or make it difficult to live here.

cc: Martin Lambert
Terry Dubrey

Parker Ridge (Cont.)

Kalstek noted that 10 acres have been set aside for green space. The farm house will remain. There may be some resistance from some of the neighbors. Applicant was asked to add more to the sketch for the April 19th meeting.

Motion was made by Mr. Eustace, seconded by Mrs. Yerkovich to Table. Carried.

Brierwood Medical Center Building 2 - Southwestern & Amsdell

Messrs. Ed Burke and Brian Burke appeared before the Planning Board with a revised drawing of the proposed medical building on Southwestern Blvd. Mr. Burke tried to address some of the engineering concerns as outlined in January. One entrance was removed near Executive and Glen Eagle Drive. Easements will be provided. Storm water detention will be increased. It was noted that the applicant should consider dividing the parcels and will require minor subdivision approval. Legal description of the property will be required. Main line water and sanitary extension is necessary. Building 2 will be similar to the first building. Building will not be close to residents but near the driving range. Trees and landscaping is to be provided. Two hundred seventy-three parking spaces have been provided. Board noted that 200 spaces should be sufficient. Lighting will be amber in color and low key. There will be a walk way connection between the two buildings. Project will be on for the April 19th meeting.

Hoag's site plan - Old Lake Shore

Applicant did not appear. Site plan was prepared not in accordance to what has been approved. No curbing has been put in place. Subway refrigerator has not been removed. Planning Board noted that if the applicant does not appear at the April 5th meeting, the Building Inspector will be asked to enforce.

Caterpillar Alliance - Lake Shore Road

A new tenant would like to locate in the former Judy Marshall's property on the Lake Shore. Larry's Transmission never came to fruition. This proposal is for rental of caterpillars and contractor equipment. Some equipment would be stored outdoors. Applicant to be notified to come in for the next work session which is April 5th.

Rezoning Petition of Vanderbilt Properties referred to Planning Board

Project has been referred to the Planning Board. Parcel was the corn maize on Southwestern and Amsdell. Zoning is R-A, and an adult life style community is being submitted. This would also be a gated community. Master Plan would have to be amended to allow this project.

Master Plan Update Committee is to be formed. G. Koenig and S. McCabe volunteered to be on the Committee.

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Supt. of Highways
JAMES F. CONNOLLY

TO : Planning Board

FROM: Engineering Dept.

DATE: 3/15/06

SUBJ: 3/15/06 PLANNING BOARD MEETING AGENDA
Brierwood Medical Center Building No. 2 - Southwestern Blvd.

The following are review comments on a site plan dated 3/1/06:

- (1) It appears that an ingress and egress easement and/or cross access agreement will be required with the adjacent parcels.
- (2) Stormwater detention will be required for the site.
- (3) Minor subdivision approval may be required for the parcel.
- (4) Mainline water and sanitary sewer extensions may be required to service the site.
- (5) We will further review the proposed site plan when it is prepared and submitted in accordance with the site plan review checklist.

All comments are to be satisfactorily addressed for approval.

Gerard M. Kapsiak, P.E.
Town Engineer

Richard J. Lardo
Principal Engineer

To: Town of Hamburg Planning Board Members

From: Karen Rogers

Date: 3-15-06

Re: Parker Road Phase IV- Private Cluster Development

Questions and concerns are as follows:

1. There are many tree's at this location, would like to see them preserved.
2. What type of soil is here?
3. Lot 12 and 13 appear to be too close to NYSEG transmission lines.
4. Would like to know types of homes to be built- ranch,colonial etc. and square footage.
5. Where are chimney's and a/c units to be located. This is in regard to fire safety .
6. Will there be sidewalks?
7. Would like to see fewer lots and more greenspace.

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Supt. of Highways
JAMES F. CONNOLLY

TO: Planning Board

FROM: Engineering Dept.

DATE: 3/15/06

SUBJ: 3/15/06 PLANNING BOARD MEETING AGENDA
Parker Ridge Phase 4 Subdivision

The following are review comments on sketch plans dated 2/17/06:

- (1) General Comments
 - The site is tributary to Erie County Sewer District No. 3 (ECSD No.3). The district should be contacted to determine if there is sufficient available capacity in their system to service the site.
 - The Erie County Water Authority (ECWA) should be contacted to determine if there is adequate pressure and flow to service the site.
 - A water district extension will be required for the R-1 development alternative.
 - Storm water detention will be required for the development.

- (2) R-1 and Cluster Layout
 - The proposed long dead-end street shown on the R-1 layout exceeds the maximum street length of 500 feet required in Town Subdivision Regulations Section 230-22.
 - The centerline of road radius at the 90 degree curve appears to be less than the 150 feet required for the R-1 layout.
 - Cul-de-sac's would be required at the ends of both streets shown on the R-1 layout.

All comments are to be satisfactorily addressed for approval.

Gerard M. Kapsiak, P.E.
Town Engineer

Richard J. Lardo
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JAMES F. CONNOLLY

TO: Planning Board

FROM: Engineering Dept.

DATE: 3/15/06

SUBJ: 3/15/06 PLANNING BOARD MEETING AGENDA
Hogg's Dairy/Subway - 5337 Old Lake Shore Road

The Planning Board approved a site plan for this project on 5/4/05, conditioned upon compliance with engineering requirements, along with providing required landscaping and striping of parking spaces.

To date, the requirements have not been complied with, we have not received any revised submittals, and the site plan has not been approved.

All comments are to be satisfactorily addressed for approval.

Gerard M. Kapsiak, P.E.
Town Engineer

Richard J. Lardo
Principal Engineer

Motion was made by Mr. McCabe, seconded by Mr. Eustace to approve minutes of the Work Session on 2-1-06. Carried.

Motion was made by Mr. Eustace, seconded by Mrs. Yerkovich to approve the minutes of the February 15th meeting. Carried.

Motion was made by Mr. McCabe, seconded by Mrs. Yerkovich to adjourn the meeting. Carried. Meeting adjourned at 11:00 p.m.

Respectfully submitted,

Paul Eustace, Secretary
Planning Board

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THOMAS J. QUATROCHE, JR.

Town Clerk
CATHERINE A. RYBCZYNSKI

Supt. of Highways
JAMES F. CONNOLLY

March 16, 2006

Mr. Dean Hoag
Hoag's Dairy & Subway
Old Lake Shore Road
Lakeview, NY 14085

Dear Mr. Hoag:

The Planning Board meeting was held on Wednesday March 15th. At the last work session, you were asked to appear at this meeting to review your "as built" site plan. Nevertheless, you were not present.

We have put you on the agenda for the April 5th Work Session. If you do not appear, we will turn the matter over to Kurt Allen of Building Inspection for enforcement.

Very truly yours,

Town of Hamburg Planning Board


Gerard Koenig, Chairman

GK:tad