

**Town of Hamburg Planning Board
Meeting - May 17, 2006
Actions Taken**

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|--|---------------------------------------|
| Wal-Mart Super Center Benderson Retail Development Brierwood Plaza | Tabled for studies |
| First Niagara Bank Lake Shore Road | Tabled |
| Vanderbilt Properties Amsdell & Southwestern | Tabled |
| Elm Senior Housing People Inc. Sowles Road | Approved with conditions |
| Hamburg Mobile Home Park Southwestern Blvd. | Layout approved and variances waived |
| World Gym 5110 Camp Road | Tabled to June 7 th , 2006 |
| Stone Bridge Cluster McKinley & Newton | Tabled for verification of wetlands |

**Town of Hamburg
Planning Board Meeting
May 17, 2006**

The Town of Hamburg Planning Board met for a regular session in Room 7B of Hamburg Town Hall on Wednesday, May 17, 2006 at 7:30 p.m. Those attending included: Chairman Gerard Koenig, Vice-Chairman, David Phillips, Secretary Paul Eustace, Sasha Yerkovich, Steve McCabe, Richard Taber. Others attending included: Attorney Michael Fruth, Attorney Don McKenna, Rick Lardo, Councilman Mark Cavalcoli, Councilwoman Kathy Hochul, Drew Reilly, and Terry Dubey, Stenographer. Excused: Karen Rogers.

Wal-Mart Super Center - Brierwood Plaza and Benderson's Retail Section of the Plaza - Southwestern Blvd.

Drew Reilly informed the board that under SEQR, both projects for Brierwood must be reviewed together. Lead Agency (Planning Board) has been established and no comments have been received disputing this fact. No comments have been received as yet from the Department of Env. & Planning or the DOT. It has been 30 days since the project papers was mailed out to the various agencies. Kelly Pronti, Attorney, and Tod Markevich, Engineer from APD Engineering, Tony Battista of Benderson, and Jim Rumsey, Architect, appeared on behalf of their projects. Ms. Pronti noted that they would like to submit studies and do an enhanced Part III of the Environmental as opposed to a full DEIS. They realize the risk that they are taking and welcome public input as to what should be studied.

Four approvals will be required, namely SEQR, Special Use Permit, Subdivision approval, and site plan approval.

Drew Reilly then noted that Part II of the EAF should be gone thru item by item:

Impact on Land: The proposed action will result in a physical change to the project site.

2. Will there be any construction on slopes of 15% or greater, (no).

3. There will be construction on land where the depth to the water table is less than 3 feet.

4. Construction of paved parking area for 1,000 or more vehicles. There will be a potentially large impact. Most of the area is paved now.

5. Construction on land where bedrock is exposed - geotechnical information will be provided. Construction will last more than one year. There will be a large impact as the project will be phased. There will be no mining on site, no landfill, no floodway involved. This is a developed piece of property.

Impact on Water: Will proposed action affect any water body designated as protected? (Yes). A wetland delineation has been done and there is some hydric soil in the back of the property which will have a large impact. As far as dredging is concerned, there is no protected stream involved.

A pond will be constructed, but with small impact. On surface discharge, a Spedes storm water permit is required. Public water is available, and sufficient quantity and pressures will have to be

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Supt. of Highways
JAMES F. CONNOLLY

TO: Planning Board

FROM: Engineering Dept.

DATE: 5/17/06

SUBJ: 5/17/06 PLANNING BOARD MEETING AGENDA
Brierwood Plaza, Southwestern Blvd. at Rogers Road

The following are review comments on a sketch plan dated June 2005 and last revised on 4/25/06:

- (1) Public sanitary sewer is available along the west side of Rogers Road.
- (2) The Erie County Water Authority (ECWA) should be contacted to determine if there is adequate pressure and flow to service the site.
- (3) The site is located within the Southwestern Overlay District.
- (4) We will review the 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

determined to be sufficient. There are no wells on the parcel. Proposed action will affect groundwater and back flow preventers will be used. There will be capacity problems on sewage. The applicant will be working with the Town Engineer on this issue. There is no real stream or water body on site. There will be no petroleum products or a gas station. They will have a lube express but there will be oil drop off. There will be waste treatment (creating commercial uses).

On drainage flow, there presently is no storm water detention. This project will make things better. At the present time, flood water flows are uncontrolled. There is no erosion problems. There are storm water issue problems.

Air Quality: The proposed action will affect air quality as they will be generating 500 vehicles at peak times. There will be dust during construction. There will be no paint spraying, just retail and office use.

Impact on Plants and Animals: The site is already developed. No wildlife will be disturbed (except rats). There will be some run off from the garden center. There will be no impact on agricultural land.

Impact on Aesthetic Resources: - Some views of the lake will be screened by this project. There will be no impact to the height of the buildings. Everything is one story. There will be no archaeological or historic significance on the project. There will be no impact on open space or recreation. There will be no impact on the Critical Env. Area.

Impact on Transportation: There will be a potentially large impact on transportation. There are major traffic problems in this area. A TIS is in the process of being prepared. Nine different intersections will be reviewed, namely Camp Road and Southwestern Blvd., Amsdell connections in front of the plaza. The applicant noted that they have a letter from the DOT and they are willing to provide the right hand turning lane. This will be a 5 lane intersection. It was suggested that they include Rogers Road, Cloverbank, and Route 5. Other impacts include deliveries of product. Where will trucks be coming in and going to.

Impact on Energy: Proposed action will cause a greater than 5% increase in the use of any form of energy (yes, but not above 5%). There will be noise and odors. Since loading docks will be behind the building, consideration should be given to residents in the Lake Heights apartment complex. Response: berms and a sound wall will be created in one section. As far as deliveries are concerned, Wal-Mart usually drops a trailer. At most, they will be there between 30 and 60 minutes. There will be 2-5 deliveries per day. It was suggested that trucks should not use local roads.

Impact on Health and Safety. No, there will be no hazardous waste on site. There is also a spill prevention plan in place in case of accidents.

Impact on Growth & Character of Community or Neighborhood - There will be a potential large impact on density of land use. Development will create a demand for police and fire. (Small to moderate impact). There will be no precedent set with this project. There is a potentially large impact by creating jobs. Will proposal cause public controversy? (Yes). There will be an

(Walmart & Benderson Cont.)

impact on the apartment complex, such as noise, odor, and glare.

Lynn Morgan, nearby resident, inquired as to the devaluation of properties around Brierwood. Will additional traffic affect property values? Mr. Reilly responded that unfortunately, the board follows state law, and this is something that the Planning Board cannot comment on. The property is zoned C-2, and the board cannot respond to economic impact.

Mrs. Ahrens of Amsdell Road noted that there are a number of schools in the area and there will be increased traffic on roads leading to this plaza. There is St. Mary's, Cloverbank, and the middle school. How will this affect students safety with higher volume of traffic. Will it affect the walkers?

Patty Matlock of Greenview Terrace noted that on Rogers road leading to Pleasant Avenue, there are open culverts. In the winter-time, the roads are very slippery and there are many accidents. It would be good if there were no outlet on to Rogers. There is a response from Traffic Safety: on this issue. Proposed new stores at Brierwood, Rt. 20 (on old South Shore Plaza property), the board strongly recommended that the drive to Rt. 20, nearest Rogers Road be designed to permit vehicles exiting, to only make right turns to westbound Rt. 20. Eastbound Rt. 20 traffic, also should not be permitted to enter in this entrance, due to the proximity of the Rogers Rd. & Rt. 20 intersection and possible stacking problems.

Tony Battista of Benderson Development stated that they would like to eliminate one driveway with no entrances to Rogers Road. Also, the entrance to the east (by the bank) will be signalized. Also, the drive width entrance will be increased. It was also suggested that special treatment be done on the buildings as residents will be looking at the backs of buildings.

Dan Schmidt asked about the existing Wal-Mart building? Response: They will try to sell it to some other user. It will be in the best interests of the applicant to get the property re-developed. He also noted drainage problems near Greenview Terrace.

Mr. Phillips asked how the Benderson portion will look? Mr. Battista responded they are currently doing the same studies as Wal-Mart. On this evening's agenda we are showing a sketch plan for the new builds. The present buildings will be torn down. The demolition clearing will be done all at once. The proposed buildings will be used for retail and there are some places for restaurants. They will be brick, (southern colonial) with green awnings. Also, four sided architecture will be used.

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

Motion was made by Mr. Phillips, seconded by Mr. Eustace to table the Benderson sketch plan. Carried.

May 11, 2006

To: Planning Board members

From: Planning Department

Re: Walmart Supercenter/Benderson Development proposals on adjoining parcel

The following are potentially significant adverse environmental impacts associated with the proposed Walmart Super Center and Benderson's proposed development on adjoining property that would justify the issuance of a Positive Declaration:

- size of the overall development (+/- 30,700 s.f.)
- number of parking spaces proposed (+1-2, 292)
- traffice impacts
- noise
- community character and aesthetics
- increased demand on Hamburg's police, fire, and emergency service
- existence of on site wetlands
- impact on adjoining apartment complex
- sewer capacity

May 16, 2006

To: Planning Board

From: Planning Department

Subject: Benderson proposal for Brierwood

The project is in the Southwestern Blvd. Overlay. Requires 50' of green area along Southwestern Blvd. (Not provided)

Parking requirements depend on use—if we consider the whole development “shopping center”, then 1/150 is required (1/200' is provided.

We need a better idea of what kind of use is going where in order to arrive at parking requirements.

A landscape plan is required on the site plan.

The zoning data blocks on the site plan should be completed. No information is provided regarding lot coverage, building setback and parking lot setbacks proposed.

First Niagara Bank - Lake Shore - No activity. Item to remain tabled.

Parker Ridge Cluster - Parker Rd.

Messrs. M. Borowiak and John Kalstek appeared on behalf of a sketch for patio homes to be located on Parker Road. Mr. Reilly provided calculations based on the code for lot layout. Attorney Don McKenna noted that the Planning Board should be concerned with population density and drew up a sketch with a Central Park type layout. Also, the applicant submitted a new sketch layout on the project. They have come up with a count of 38 lots. There will be a sidewalk to the mail center. The barn and existing home will stay. A suggestion was made to dedicate some green space to the Hidden Hollow preserve.

As soon as the cluster is authorized, a public hearing can be set up. Board members noted that they would prefer to see 2 lots in front, as opposed to three..

Motion was made by Mr. Phillips, seconded by Mr. Eustace to authorize use of a cluster for no more than 38 lots. Carried. Motion was made by Mr. Phillips, seconded by Mr. Eustace to table. If next sketch is accepted, applicant can proceed to preliminary plat.

Vanderbilt Properties - Amsdell & Southwestern Blvd.

Mr. Dave Stapleton appeared before the Planning Board on his proposed senior community to be located on Southwestern Blvd. & Amsdell Road. On the complex, there will be a community clubhouse, a pool, a fitness center with walking trails and open space of 8.5 acres to be dedicated to the Town. Access will be off of S. Western. The proposed change would be from Residential Agricultural, to PUD. The applicant noted that he realizes that they are outside the boundary of the master plan. This is an area in transition, and will provide much needed housing. Mr. Stapleton stated that he has shown this concept to the Lake Shore Fire Company and they are quite comfortable with it.

Chairman Koenig pointed out that the economic impact for the Town of Hamburg is a big win. The proposal not only requires a rezoning, but an amendment to the master plan. Our master plan states that there are to be no more rezonings south of Amsdell Road. The question is do we recommend it because it is needed and economically good for the Town, or is it a land use issue. Also, what ripple affect will this have?

Mr. McCabe stated that the question is, where do we draw the line on a plan that was adopted in 1997. I am reluctant to by pass it. This is quite a jump from Residential Agricultural to R-3 use and to go from low to high density. When the last master plan update was held, public hearings reflected that residents do not want increased development in this area, that they want it to remain Residential Agricultural.

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Supt. of Highways
JAMES F. CONNOLLY

TO: Planning Board

FROM: Engineering Dept.

DATE: 5/17/06

SUBJ: 5/17/06 PLANNING BOARD MEETING AGENDA
Vanderbilt Properties, Southwestern Blvd. near Amsdell Road
Proposed Rezoning RA to PUD.

The following are review comments on the above-referenced rezoning application dated 3/10/06:

- (1) The site is not located within a water district. A water district extension may be required for the project (if a public watermain extension is necessary to service the site).
- (2) The Erie County Water Authority (ECWA) should be contacted to determine if there is adequate pressure and flow to service the site.
- (3) The site is not located in a sanitary sewer district. A sewer district extension will be required to service the site. A downstream sewer capacity analysis is necessary to be performed in compliance with NYSDEC requirements.
- (4) The parcel is located within the Southwestern Overlay District.
- (5) Storm water detention will be required for the development.
- (6) A secondary access roadway to the condominium area should be provided.

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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Supt. of Highways
JAMES F. CONNOLLY

TO: Planning Board

FROM: Engineering Dept.

DATE: 5/17/06

SUBJ: 5/17/06 PLANNING BOARD MEETING AGENDA
First Niagara Bank (adjacent to 4923 Lake Shore Road)

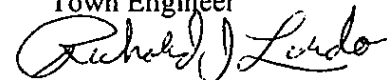
The following are review comments on a site plan dated 3/22/06:

- (1) The existing Wanakah Pharmacy building was subdivided from the main parcel. Therefore, subdivision approval is required for the project. A separate address will be assigned for the proposed bank.
- (2) The proposed driveway to Orchard Avenues does not align with Woodlawn Avenue. The driveway should be relocated for proper alignment.
- (3) Note that a New York State Department of Transportation (NYSDOT) permit is required for work within the Lake Shore Road highway right-of-way. We are unable to approve these plans prior to NYSDOT review and approval of work in their right-of-way.
- (4) The building address will not be No. 4923. Remove the address from the drawings.
- (5) The 4/7/06 comments submitted by the Shoreline Revitalization Committee are to be appropriately addressed.
- (6) We will review the site plan when it is prepared in accordance with the site plan review checklist.
- (7) The site is located within the Route 5 Overlay District.

All comments are to be satisfactorily addressed for approval.


Gerard M. Kapsiak, P.E.

Town Engineer



Richard J. Lardo
Principal Engineer

(Vanderbilt properties)

Councilman Cavalcoli stated that as a Town Board member and the key person on the Master Plan, two actions are needed. The first is tweaking the master plan as our community changes. There are many things happening, such as the construction of 5 lanes on Route 20 and growth in that area of the Town. Environmentally, we do not wish to see the loss of Lakeview, and we want to know if there is overwhelming support from this same group of people. Two members of the Planning Board will be on the update committee, as well as members of the Chamber of Commerce, and a cross section of residents. If the people do not want to see the area changed, then the project cannot move forward. The property cannot be rezoned unless there is an amendment to the master plan. If the board feels there is merit to this project, the Town Board could accept a favorable recommendation.

Attorney McKenna stated that the Town Board will do their duty and act on behalf of the good of the Town. The Planning Board's attitude should be the same. Look at the entire town before making a decision. There can be a divided opinion. Members were advised to do a written opinion.

Chairman Koenig pointed out that as far as economics goes, this is a good project. However, I do not look favorably on this because of its location. To move the line, there would need to be a revision to the plan. The opinion needs to be defensible. Mr. Reilly noted that lead agency should be established. A decision should be forthcoming by next month.

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

Elm Senior Housing - Sowles Road

Representatives from People Inc. appeared before the board on a proposed senior living facility consisting of 49 one bedroom apartments and one 2 bedroom apartment. The project site is a 5.37 acre parcel located along the north side of Sowles Road west of South Park Ave. The proposed structure has a total of 3 stories and includes a single story addition along the rear north side for a proposed computer facility for Town of Hamburg residents.

It was noted that the Sisters of St. Joseph convent is 3 stories in height and would be in character with the neighborhood. There should be sidewalk connections to the senior citizen complex and the location of the driveway should meet with the cut on Clarice Drive. Buffer screening should be located in 2 areas. More trees will be planted. There is to be a buffer by the other home. It was noted that People Inc. has a waiting list of 60 seniors waiting for this housing. The Traffic Safety Board has the following comment: it was recommended that if possible, the driveway be lined up so that it is across from Clarice Dr. And that an internal road connect this complex to Iris housing. A "loading zone" sign is recommended by the front entrance, so that it is not blocked for dropping off individuals with handicap conditions. A storm water pond has been designated and sanitary sewer will run out to Sowles Road.

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Supt. of Highways

JAMES F. CONNOLLY

TO: Planning Board

FROM: Engineering Dept.

DATE: 5/17/06

SUBJ: 5/17/06 PLANNING BOARD MEETING AGENDA
Elm Senior Housing - Sowles Road

The following are review comments on a site plan issued 4/17/06:

- (1) This parcel was re-zoned in 1998 for the Iris Housing Project.
- (2) Show Clarice Drive on the drawing. The proposed driveway to Sowles Road does not align with Clarice Drive. The driveway should be relocated for proper alignment.
- (3) Note on the plan that an Erie County Highway Dept. (ECHD) permit is required for work within the Sowles Road right-of-way. We are unable to approve these plans prior to ECHD review and approval of the work on their right-of-way.
- (4) Public water and sanitary sewer service is available to the site.
- (5) We will review the site plan when it is prepared in accordance with the site plan review checklist.

All comments are to be addressed for approval.

Gerard M. Kapsiak, P.E.

Town Engineer

Richard J. Lardo

Principal Engineer

(Elm Sr. Housing)

Engineering: This parcel was rezoned in 1998 for the Iris Housing project. Show Clarice Drive on the drawing. The proposed driveway should be relocated for proper alignment. Note on the plan that an Erie Cty. Highway Dept. Permit is required for work within the Sowles Road right-of-way. We are unable to approve these plans prior to ECHD review and approval of the work on their right of way. Public water and sanitary sewer service is available to the site.

Motion was made by Mr. Phillips, seconded by Mr. Eustace to issue a Negative Declaration for the project, approve the site plan for the Elm Senior Housing with the proviso that there be landscaping and buffering; that the driveway be aligned with Clarice Drive; that there be an interconnecting driveway between properties; and contingent on Engineering. Also, if the applicant needs to come back to the Planning Board, it is to be done with no grief to the Town Engineer. Carried.

Hamburg Mobile Home Park - Southwestern Blvd.

The park has been taken over by some new owners. They have come up with a much better layout than was previously approved. There will be less lots and on this layout, there will be no interference with utilities. Lots are larger and they have gone from 28 to 26. There are increased distances from the road. There is an actual plot size of the units.

This will require variances from the Planning Board as this board has the authority to waive requirements based on the mobile home park law. Two units have been torn down, with less double wides. There is 18' between units. The park has existed for 50 years. Several years ago, they began replacing units. The new owners tried to work with a previously approved plan. However, the layout would just not work. The new layout will look much better.

Mr. Reilly stated that he recommends that the Planning Board approve the modification to the plan and grant the variances. The Town Engineer will work with the applicant. It was noted that the road is sufficient to cater to fire equipment if needed. There will be no parking in the street.

Motion was made by Mr. Phillips, seconded by Mr. Eustace to approve the changed layout, issue a Negative Declaration, conditioned upon Engineering approval and to include the variances as listed. All lots with landscaping and berms to be approved by the Planning Department. Carried.

World Gym - 5110 Camp Road

Mark Dean, Engineer, appeared before the Board on a proposed renovation of the classic car facility located on Camp Road. The plan is to demolish the first 3500 feet and provide interior and exterior renovations to use 75% of the building. There will be 2 other areas for future development in the existing structure. The existing brick will be cleaned and restored with an accent band and uniform signage. The back of the building will contain the primary entrance. New utilities, such as sewer and water lines will be provided. The building will be sprinklered. The storage units will

remain on site. It was pointed out that the storage building is not adequate for fire protection and should not be used. Landscaping is to be provided even if it means the removal of some asphalt. Landscaping should be located at the front and back entrances to the facility. The middle curb cut should be eliminated. Applicant is to follow the Camp Road Overlay. Conditional approval can be granted at the June 7th work session.

Chairman Koenig stated that the applicant is to revise the drawing and eliminate the center driveway; provide landscaping as required, to be approved at the Work Session of June 7th, 2006.

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

Stone Bridge Cluster - McKinley & Newton

Karl Clark appeared before the Planning Board on a proposed cluster consisting of 38 lots for Glenn Wetzl of Boston Home Builders to be located on McKinley & Newton.

Mr. Reilly noted that he had a meeting with members of the Conservation Board who disagree with the findings that there is 12.4 acres of wetlands. The board feels that there is a lot more, and plan to contact DEC to have them check it out. Also, they are not happy with the idea of crossing a gas line. Their claim is that a 100' setback is required. Drainage is also a problem in this area.

In response, Mr. Clark stated that he spoke with the gas company on this project. The road will be marked and the gas company will verify the depth of the line. Nothing further can be discussed until the wetlands issue is verified.

Residents of 4642 Newton Road brought in pictures of how the area is flooded after a rain storm. They were advised to contact Legislator Bob Reynolds as this is a County Road.

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

Minutes of the April 5th meeting and the 19th were approved on motion by Mr. Phillips seconded by Mr. McCabe. Carried.

Motion was made by Mr. Phillips, seconded by Mr. Eustace to adjourn the meeting. Carried. Meeting adjourned at 11:15 p.m.

Respectfully submitted,

Paul Eustace, Secretary

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Supt. of Highways
JAMES F. CONNOLLY

TO: PLANNING BOARD

FROM: Engineering Dept.

DATE: 5/17/06

SUBJ: 5/17/06 PLANNING BOARD MEETING AGENDA
Revisions to Hamburg Mobile Home Park Southwestern Blvd.

The following are review comments on a conceptual lot layout plan dated 5/11/06:

- (1) The earth berm with plantings are located on the Southwestern Blvd. right-of-way. Approval of the New York State Department of Transportation is required for the work within their right-of-way.

Gerard M. Kapsiak, P.E.
Town Engineer

Richard J. Lardo
Principal Engineer

May 11, 2006

Variations required for Hamburg Mobile Home Park

I. Each mobile home lot must be at least 55' wide and contains at least 6,600 s.f.

Lot 2 - 50' wide/4500 s.f.

- 3 50'wide/4,500 s.f.
- 4 50'wide/4,500 s.f.
- 5 50'wide/4,500 s.f.
- 6 45'wide/3,825 s.f.
- 7 42'wide/3,444 s.f.
- 8 45' wide/4,500 s.f.
- 9 45' wide/4,500 s.f.
- 10 45' wide/4,500 s.f.
- 11 45' wide /4,500 s.f.
- 12 45'wide/4,500 s.f.
- 13 45' wide/4,500 s.f.
- 14 42' wide/4,200"
- 15 42'wide/4,200 s.f.
- 16 42'wide/4,200 s.f.
- 17 45'wide 5,625 s.f.
- 18 45' wide/5,625"
- 19 45"/5,625"
- 20 45'/5,625 s.f.
- 21 45'wide/5,625 s.f.
- 22 45'wide/5,625 s.f.
- 23 45'wide/5,625 s.f.
- 24 45'wide/5,625 s.f.
- 25 45'wide/5,625 s.f.
- 26 45'wide/6,300 s.f.
- 27 45'wide/6,300 s.f.
- 28 50'wide/6,000 s.f.

- 2. Lot #1 is triangular in shape and needs a variance--must be 25' from any park roadway
- 3. Lots must be setback no less than 50' from the mobile home park property line.
 - Lots 1 through 2 are 20' from the west property line
 - Lots 17 through 28 are 25' from the east property line
- 4. Mobile homes must be at least 20' from each other.
 - there is 16' between all mobile homes
- 5. All mobile homes must be setback at least 25' from any park street

-Lots 1 and 7 have setbacks to the park street of 15'. All remaining lots have setbacks to the park street of 20'.

6. The pavement width for internal park roads must be 28'.

-The pavement width for internal park roads is 20'.

7. No mobile home can be located less than 100' from a public right of way

-Lot 7 has a setback of 15' from the public right of way.

-Lot 16 has a setback of 27' from the public right of way

-Lot 27 has a setback of 47' from the public right of way

-Lot 28 has a setback of 36' from the public right of way

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Town Engineer
GERARD M. KAPSIK, P.E.



Town Attorney
VINCENT J. SORRENTINO

Town Clerk
CATHERINE A. RYBCZYNSKI

Supt. of Highways
JAMES F. CONNOLLY

TO: Planning Board

FROM: Engineering Dept.

DATE: 5/17/06

SUBJ: 5/17/06 PLANNING BOARD MEETING AGENDA
World Gym - 5110 Camp Road

The following are review comments on a site plan dated 4/18/06:

- (1) A site plan for forty (40) self storage units at the rear of this site was previously approved by the Planning Board on 1/4/1992. The storage units were built but never completed or occupied. What use is proposed for this structure?
- (2) The site is located within the Camp Road Overlay District.
- (3) Access to Camp Road should be restricted to the proposed new drive and the two (2) existing curb cuts removed.
- (4) A New York State Department of Transportation (NYSDOT) permit is required for work within the Camp Road right-of-way. We are unable to approve the site plan without their prior review and approval.
- (5) Include the existing storm sewer size and invert elevations. Provide a minimum of two (2) feet of cover over the new pipes.
- (6) The proposed new sanitary sewer service lateral is to be approved by the Erie County Dept. of Environment and Planning (ECDEP) for review. We are unable to approve the site plan prior to approval by the ECDEP.

remain on site. It was pointed out that the storage building is not adequate for fire protection and should not be used. Landscaping is to be provided even if it means the removal of some asphalt. Landscaping should be located at the front and back entrances to the facility. The middle curb cut should be eliminated. Applicant is to follow the Camp Road Overlay. Conditional approval can be granted at the June 7th work session.

Chairman Koenig stated that the applicant is to revise the drawing and eliminate the center driveway; provide landscaping as required, to be approved at the Work Session of June 7th, 2006.

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

Stone Bridge Cluster - McKinley & Newton

Karl Clark appeared before the Planning Board on a proposed cluster consisting of 38 lots for Glenn Wetzl of Boston Home Builders to be located on McKinley & Newton.

Mr. Reilly noted that he had a meeting with members of the Conservation Board who disagree with the findings that there is 12.4 acres of wetlands. The board feels that there is a lot more, and plan to contact DEC to have them check it out. Also, they are not happy with the idea of crossing a gas line. Their claim is that a 100' setback is required. Drainage is also a problem in this area.

In response, Mr. Clark stated that he spoke with the gas company on this project. The road will be marked and the gas company will verify the depth of the line. Nothing further can be discussed until the wetlands issue is verified.

Residents of 4642 Newton Road brought in pictures of how the area is flooded after a rain storm. They were advised to constact Legislator Bob Reynolds as this is a County Road.

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

Minutes of the April 5th meeting and the 19th were approved on motion by Mr. Phillips seconded by Mr. McCabe. Carried.

Motion was made by Mr. Phillips, seconded by Mr. Eustace to adjourn the meeting. Carried. Meeting adjourned at 11:15 p.m.

Respectfully submitted,

Paul Eustace, Secretary

TOWN OF HAMBURG

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Supt. of Highways
JAMES F. CONNOLLY

TO : Planning Board

FROM: Engineering Dept.

DATE: 5/17/06

SUBJ: 5/17/06 PLANNING BOARD MEETING AGENDA
Stone Bridge Subdivision - McKinley Pkwy. at Newton Rd.

The following are review comments on a cluster concept plan dated 2/2/04 and last revised on 11/16/05:

- (1) The site is located within Erie County Sewer District No. 3 (ECSD No. 3). ECSD No. 3 should be contacted to determine if there is currently sufficient capacity in the sanitary sewer system for the anticipated sewage flows.
- (2) The site is not located in an existing water district. A Town water district extension or an Out of District Agreement with the Village of Hamburg will be required 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.
- (3) The Erie County Highway Department should be contacted to determine if the proposed road connection to McKinley Parkway is acceptable.
- (4) The proposed roadway does not meet the Town code requirements regarding maximum dead end street length of 500 feet.
- (5) The roadway is to be labeled as a "Private Drive".
- (6) The proposed building setback line is to be dimensioned.

All comments are to be satisfactorily addressed for approval.

Gerard M. Kapsiak, P.E.
Town Engineer

Richard J. Lardo
Principal Engineer

- (7) It appears that the building may not meet the 400 feet fire hydrant requirement of the New York State Fire Code. Contact the Building Inspector for direction.
- (8) Show the location of the RPZ Back Flow Preventer as required by the Erie County Water Authority (ECWA) and obtain their approval for the new service. We are unable to approve the site plan without their prior review and approval.
- (9) The site landscaping is to be approved by the Planning Board

All comments are to be addressed for approval.



Gerard M. Kapsiak, P.E.
Town Engineer



Richard J. Lardo
Principal Engineer