Town of Hamburg
Planning Board Meeting
February 16, 2005

Dean 4 Lot Subdivision **Eckhardt Road** **Jack Becker**	**Approved**
R.D. Murray Site Plan **Camp Road**	**Tabled to Work Session**
South Park Woods	**Tabled**
Ridgefield Estates **Cluster Development** **Tom Tasseff - Off East Eden Rd.**	**Tabled**
Hickey Farms **South Park & Big Tree**	**Tabled**
Tally Ho Suites - Camp Road	**Tabled**

Town of Hamburg Planning Board
Meeting - February 16, 2005

The Town of Hamburg Planning Board met for a regular session on Wednesday, February 16, 2005 at 7:30 p.m. in Room 7B of Hamburg Town Hall. Those attending included: Chairman Gerard Koenig, Secretary Paul Eustace, Karen Rogers, Steve McCabe, Sasha Yerkovich, Bob Reynolds, Michael Fruth, Esq., Don McKenna, Esq. Others attending included: Councilman Cavalcoli, Rick Lardo, Drew Reilly, and Terry Dubey. Excused: D. Phillips

Dean 4 Lot Subdivision - Eckhardt Road

Mr. Jack Becker appeared before the Planning Board on his proposed 4 lot subdivision located at Eckhardt Road. A resolution on the SEQR was presented as follows:

Whereas, the Planning Board received an application from Dean Becker for a 4 lot subdivision on Eckhardt Road, and

Whereas, in compliance with Part 617 of the implementing regulations pertaining to Article 8 (SEQR) of the Environmental Conservation Law, the Hamburg Planning Board, acting as Lead Agency has conducted a coordinated SEQR process and has thoroughly reviewed the proposed project, and

Whereas, the proposed 4 lot subdivision will not adversely affect the natural resources of the State and/or the health, safety and welfare of the public, and is consistent with social and economic considerations.

Therefore, Be It Resolved, that the Hamburg Planning Board has determined that the proposed 4 lot subdivision is not anticipated to result in any significant effect on the environment, and that a Negative Declaration is hereby issued, based on the following reasons:

1. The proposed plan will only impact approximately 2 acres of the 22.6 acre parcel,

2. The applicant has had a wetlands study done on the project site, which revealed a non-jurisdictional wetland of 0.32 +or- acres on Lot 1. Concurrence by the US Army Corps of Eng. and a nationwide permit will be required prior to final subdivision approval. A tributary to 18 Mile creek runs through the project site but will be avoided by the three building lots (not included in lots). Schematic building layouts indicate no homes within 50 feet of the stream.

3. The ECWA and ECSD #2 have respectively indicated capacities for this project.

4. The applicant will be designing a stormwater system that meets Town and State SPDES standards.

5. The project will have no impact on air quality or any threatened or endangered species.

6. The project is not located in an agricultural district and the property has not been used for farming in over 20 years.

(Dean Subdivision Cont.)

7. The NYS Office of Parks, Recreation & Historic Preservation determined that the project will have no impact upon cultural resources in or eligible for inclusion in the State and National Registers of Historic places. The applicant also completed an archeological survey that indicated no significant findings.

8. The subdivision will result in a large (20.59 acre) lot that could be subdivided in the future. Since the applicant has indicated no immediate plans for this piece of property and has withdrawn any past plans for this piece, the Town is segmenting the review of the development of this 20.59 acre site. Any future actions on this property will be subject to its own SEQR process and will require the analysis of the entire property.

Be It Further Resolved, that the Planning Board Chairman be authorized to sign the EAF.

Motion was made by Mr. Reynolds, seconded by Mr. Eustace to issue the Negative Declaration.

Resolution Approving the Subdivision

Motion was made by Mr. Reynolds, seconded by Mr. Eustace to approve the subdivision with the following conditions:

Whereas, the Town of Hamburg has received an application from Dean Becker for a 4 lot subdivision on Eckhardt Road, and

Whereas, the Planning Board has issued a SEQR Negative Declaration,

Now, Therefore Be It Resolved, that the Planning Board grants Preliminary Subdivision approval of the Becker 4 lot subdivision with the following conditions:

1. Any future development of Lot 4 will require a plan for the entire lot.
2. All required permits and approvals will be acquired prior to the issuance of a final subdivision approval by the Town.
3. The stream shall be staked out, and disturbance within 50 feet of the stream be kept to a minimum. Individual building lot plans will include plans to preserve trees in the 70 foot fron setback area.
4. Resolution of all Engineering issues
5. The plat must indicate the potential drainage pond location and expansion.

The Planning Board further waives the requirement for sidewalks and recommends a recreation fee in lieu of land.

Carried.

TOWN OF HAMBURG
ENGINEERING DEPARTMENT

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Supt. of Highways
JAMES F. CONNOLLY

TO: Planning Board

FROM : Engineering Dept.

DATE: 2/16/05

SUBJ: 2/16/05 PLANNING BOARD MEETING AGENDA
Eckhardt Road 4 Lot Subdivision - Sketch Plan
Dean Becker

The following are review comments on a survey dated 1/20/03 and last revised on 12/15/04:

(1) The site is located within Erie County Sewer District No. 2 (ECSD No. 2). The district should be contacted to determine if there is sufficient available capacity in their system to service the site. A main line extension will be required.

(2) The Erie County Water Authority (ECWA) should be contacted for pressure and flow information in their system.

(3) Eckhardt Road and the land adjacent to the creek are subject to flooding. Previous development plans required that the creek area be undisturbed. The boundaries of the area affected by flooding need to be delineated to determine if there will be sufficient building area within the affected lots.

(4) Storm water detention will be required for the project. The detention area is to be part of the proposed sublots (privately owned and maintained). Show the detention area on the plan.

(5) It is considered that this is a 4 lot subdivision (Information Sheet shows 5 lots).

(6) We have no objection to waiving the map cover requirement.

All comments are to be satisfactorily addressed prior to approval.

Gerard M. Kapsiak, P.E.
Town Engineer

Richard J. Lardo
Principal Engineer

RJL:law

2-16-05

State Environmental Quality Review
NEGATIVE DECLARATION
Notice of Determination of Non-Significance

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act – SEQR) of the Environmental Conservation Law.

The Hamburg Plng. Bd has determined that the proposed action described below will not have a significant effect on the environment and that a Draft Environmental Impact Statement will not be prepared.

Name of Action: Dean 4 lot subdivision

SEQR Status:

Description of Action: 4 lot subdivision

Location: Eckhardt Rd.

Reasons Supporting This Determination: During review of this project, the Board _____identified the relevant areas of environmental concern which are analyzed below:

1. See attached

The Hamburg Plng. Bd. therefore, concludes that the project will not adversely affect the natural resources of the State and/or the health, safety and welfare of the public and is consistent with social and economic consideration. In reaching this decision, the Plng. Bd. _____ carefully considered all "Criteria" for Determination of Significance listed in the SEQR Regulations (6 NYCRR 617.7).

For Further Information:

Contact Person: Drew Reilly - Hamburg Plng. Dept.
649-2023

Or:

New York State Department of Environmental Conservation
Division of Environmental Permits, Region 9
270 Michigan Avenue, Buffalo, New York, 14203-2999
Phone: (716) 851-7165 • **FAX:** (716) 851-7168
Website: www.dec.state.ny.us

Drew Reilly
T Hamburg Planning

Denise M. Sheehan
Acting
Commissioner

February 24, 2005

Mr. John E. Becker
H.B. & O. Funding Company
4063 N. Buffalo Rd.
Orchard Park, NY 14127

Dear Mr. Becker:

DRAINAGE CREEK AT
ECKHARDT AND SCHOELKOPF ROADS
TOWN OF HAMBURG - ERIE COUNTY

In response to your telephone call and letter of February 11, 2005 and followup call on February 14, 2005 to Ms. Penny Dempsey of my staff, the following information may be useful.

I apologize for the error in my January 14, 2005 letter to Mr. Drew Reilly of the Town of Hamburg as the stream is not a Protected Stream. The map you submitted shows the drainage creek to be Tributary 1 of Eighteen Mile Creek which has a class and standard of C according to 6NYCRR Part 837.4, Item 240, a copy of that regulation is enclosed.

Our hydric soils map shows the soils along the drainage creek to be Cb, Canadice silt loam, a hydric soil. Therefore, you should check with the Buffalo District Corps of Engineers (Corps) concerning their jurisdiction to ensure that the project will not involve federally regulated wetlands or any other approval from that agency. If federal wetlands are involved, the Corps may require Water Quality Certification from DEC. If Water Quality Certification is required, your application to this office should include the work plan for the stream work, including side slopes and gradient, as well as for the lot development with how spoils will be distributed on the site. The placement of the spoils on the subdivision may change the Corps jurisdiction because of possible federal wetlands on site. You should be aware that building on hydric soils may contribute to the possibility of sinking homes.

No work should be done in the stream (except debris removal by hand) unless the Town feels it may be able to issue an excavation permit as part of a comprehensive drainage plan and study for the Town. That would include evaluation of stream flows and drainage upstream and downstream from the site. Such an evaluation of flows in this stream should be completed before any work is done due to the possibility of liability to you and the Town, especially if the Town were to undertake the work or endorse such a project, without considering the possibility of increasing downstream flooding.

If the Town does decide to perform a comprehensive drainage analysis of the stream on this property and, based on that analysis, decides that the stream can be excavated wider and deeper, the excavated material should not be placed on the immediate stream banks or spread on the property where the work is done because it is likely that federal wetlands would be involved and Water Quality Certification would be required from this Department before those uses could take place.

We have received a copy of the Resolution on the Preliminary Subdivision Approval and the SEQR Negative Declaration which was recently approved by the Town. Please review the Negative Declaration and conditions carefully. No. 2 discusses a Nationwide Permit from the Corps which would also require Water Quality Certification from this Department. We have noted a discrepancy with the Environmental Assessment Form which seems to say a three lot as opposed to this mentioning a four lot subdivision.

During your discussion with Ms. Penny Dempsey of this office, you stated that flooding east of Eckhardt Road has occurred in the last three or four years on your property on the east side of Eckhardt Road, destroying two lots. However, that portion of your property is not part of your present SEQR proposal with the Town of Hamburg.

Please be aware that if this project requires Sewer Tap-Ins, the Erie County Health Department, 95 Franklin Street, Buffalo NY 14202 will be the approving agency. Information concerning Sewer Tap-Ins Approval can be obtained by contacting the Erie County Health Department at 716/858-7671. This proposed subdivision property is in Erie County Sewer District #2 and we have reason to believe that there are sewer line capacity problems presently with that system.

Thank you for your request and site map. If you have questions on this letter, please do not hesitate to contact Ms. Penny Dempsey or me at the above number.

Respectfully,

Steven J. Doleski

Steven J. Doleski
Regional Permit Administrator

PRD:jaf
Enclosure

cc: Ms. Diane Kozlowski, U.S. Department of the Army, Corps of Engineers, Buffalo District Office
Mr. John Finster, Erie County Health Department
Mr. Drew Reilly, Town of Hamburg Planning Department
Town of Hamburg Town Clerk
The Honorable Patrick Hoak, Town of Hamburg Supervisor

Item No.	Waters Index Number	Name	Description	Map Ref. No.	Class	Standards
231	E-2-2 portion as described	Trib. of Smoke Creek	Enters from south approximately 0.7 mile due north of Webster Corner. From mouth to outlet of P 80 easterly of Freeman Ponds. Near junction of S. Freeman Road and E. Quaker Street, Orchard Park.	7	C	C
232	E-2-2 portion as described including P 80, P 81 and tribs.	Trib. of Smoke Creek	From outlet of P 80, easterly of Freeman Ponds P 80 and P 81 to source.	7, 11	C	C
233	E-2-3, 4, 5, 6, 7, 8 and trib.	Tribs. of Smoke Creek	Enter above Orchard Park, East Aurora Road (Big Tree Road).	7, 11	C	C
234	E-3 portion as described	Rush Creek	Enters Lake Erie from approximately 1.1 miles south of City of Lackawanna-Hamburg town line. From mouth to a point ⅛ mile above mouth.	6	B	B
235	E-3 portion as described and tribs.	Rush Creek	From ⅛ mile above mouth to source.	6, 10	C	C
236	E-4, 5, 6, 7, 8, 9, 10, 11, 12 and trib.	Tribs. of Lake Erie	Enter from east and southeast between Rush Creek and Eighteenmile Creek.	6, 10	C	C
237	E-13 portion as described	Eighteenmile Creek	Enters Lake Erie from southeast at Evans-Hamburg town line. From mouth to Village of Hamburg water supply dam.	10	B	B(T)
238	E-13 portion as described	Eighteenmile Creek	From Village of Hamburg water supply dam to trib. 41.	10, 11	A	A
239	E-13 portion as described	Eighteenmile Creek	From trib. 41 to source.	11	A	A(T)
240	E-13-1, 2, 3 and tribs.	Tribs. of Eighteenmile Creek	Enter between mouth and Eden-Hamburg town line.	10	C	C
241	E-13-4 portion as described	South Branch Eighteenmile Creek	Enters Eighteenmile Creek from east approximately 0.3 mile above Eden-Hamburg town line. From mouth to Church Road. near Trib 5	10	B	B(T)
241.1	E-13-4 portion as described including P 82	South Branch Eighteenmile Creek	From Church Road to trib. 23.	10	B	B
242	E-13-4 portion as described including P 83	South Branch Eighteenmile Creek	From trib. 23 to source.	10	C	C(TS)
243	E-13-4-1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and tribs.	Tribs. of South Branch Eighteenmile Creek	Enter between mouth and a point approximately 0.2 mile above North Collins-Eden town line.	10	B	B
244	E-13-4-13 and tribs.	Jennings Creek	Enters South Branch Eighteenmile Creek from south approximately 0.3 mile above North Collins-Eden town line.	10	B	B
245	E-13-4-14, 15, 16, 17, 18, 19, 20, 21, 22 and tribs.	Tribs. of South Branch Eighteenmile Creek	Enter South Branch Eighteenmile Creek between a point approximately 0.5 mile above North Collins-Eden town line and New Oregon.	10	B	B
246	E-13-4-23 and tribs.	Trib. of South Branch Eighteenmile Creek	Enters from east at Langford Road, New Oregon.	10	B	B

R.D. Murray Site Plan - Camp Road

Mr. Bill Savage, of R.D. Murray, appeared before the Planning Board on a request for a site plan to show the future expansion of the fire apparatus facility on Camp Road. Mr. Savage was asked for a revised site plan due to the fact that a portion of the buffer was removed which affected the residents on Lancelot Court with increased noise, trucks making deliveries, the testing of engines, and excessive lighting that shines in their residence.

Mr. Savage explained that the site plan shows the addition of Austrian Pines, 5' in height, totaling 24 trees along the back portion of the property. Mr. & Mrs. Wolf noted that there is not enough of a buffer to screen them from the additional havoc. They purchased a premium lot and were told that the wetland areas would not be disturbed. They also complained about the emissions from the diesel trucks, and that the proposed parking lot is unacceptable.

Mr. Savage explained that the proposed addition will extend the assembly line and help in the storage of items that are presently stored outside.

Mr. Bob Klinger of 4735 Lancelot Court also complained of shining lights, sirens, and deliveries coming in an out of the facility on a daily basis.

The suggestion was made that a stockade fence (10' in height) be constructed along with the buffer of trees. Board members noted that they are not sure whether the Zoning Board would grant permission for a height of that nature. The most they have granted is 8'.

Mr. Wolf stated that Schictel Nursery had some ideas of the type of vegetation that would grow quickly and would provide landscaping materials at cost. It was suggested that a meeting be arranged with Mr. Wolfe, Mr. Savage and Kurt Allen to come up with a satisfactory solution.

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

Hamburg Planning Board Members 2-16-05
Hamburg, New York 14075

Dear Sirs:

We are writing this letter to inform you of the increase in noise and aesthetic havoc that has taken place since the removal of trees by the RD Murray/American LaFrance Company on Camp Rd.

Prior to the removal – we could not hear the traffic on Camp Rd. from our house – at this time we not only hear the traffic – but are inundated with lights and sounds of large trucks on a regular basis.

The noise from RD Murray has also increased along with the unsightliness of the buildings and equipment that can now be seen clearly from our yard. Lights from RD Murray "equipment" have frequently lit up the inside of our house.

Additionally – the frequency with which "wild life" could be seen has also decreased. The area that is adjacent to our house and RD Murray is "Designated Wet Land" – we purchased the property with the understanding that the "wild life" in this area would not be disturbed. As far as we know the property also sits below a "Migratory Fly Zone". Avid bird watchers can frequently be seen spotting rare birds in the area when they arrive.

We have become accustomed to the regular "honks" and "toots" of the equipment being tested early on Saturday mornings and we have the utmost respect and appreciation for the business of repairing the Fire Engines at this site.

However - we *do not appreciate the further onslaught* of unsightly industrial buildings and increase in noise that will be forced upon us as neighbors of RD Murray if this business is allowed to expand with additional construction. If RD Murray must expand – then they must do so in an industrial area such as "Jeffrey Road". A "buffer" also needs to be constructed to further shield the business from the "Designated Wet Land" area.

Thank you.

Respectfully,

Ronald and Camille Wolf

TOWN OF HAMBURG

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Supt. of Highways
JAMES F. CONNOLLY

February 17, 2005

To: Kurt Allen, Supvr. Building Inspection

Subject: R. D. Murray site plan

Attached is a site plan for the R.D. Murray facility on Camp Road. It was suggested that a meeting be arranged with you, Mr. Savage, and Mr. Wolf, to work out an amicable solution to this situation.

Sincerely,

Town of Hamburg Planning Board

Gerard Koenig

Gerard Koenig, Chairman

GK:tad

Attachment

South Park Woods (Change of condition)

Mr. Cliff Krumm appeared on behalf of the South Park Woods Subdivision requesting relief from the side yard requirements. This would affect sub-lots 1-106 on the patio homes. These are 60' lots and the request is for homes 48' in width. Mr. Reilly noted that he spoke with the Building Inspection Department and the Big Tree Fire Department. With a proposed 12' apart, the fire code requirements would be met. The Big Tree Fire Dept. would like 15'. This is not an issue with the Building Inspection Department but rather with the Fire Department.

Mr. R. Klimowicz, Asst. Chief of Big Tree, noted that they need a one hour fire barrier in order to access a fire. If there are air conditioners and fireplaces in the way, this would hinder their fire-fighting operation. Mr. Krumm noted that the request for larger homes on smaller lots appear to be market driven. Board took issue with the market offering and feel health and safety issues are more important. Perhaps 48' width homes could be located in certain places in the subdivision. It was recommended that a meeting be set up with Marrano, Building Inspection, and Big Tree to determine how many lots would be affected and rearrange the locations.

Motion was made by Mrs. Rogers, seconded by Mr. Eustace to Table to the March work session. Carried.

Ridgefield Estates - Cluster Subdivision

A sketch plan has been presented by Mr. Tasseff for a cluster development of 24 lots on Ridgefield Terrace. There are wetlands on the property as well as poor soils. A secondary means of access is also required. At the present time, Ridgefield Terrace has a road length of 1800' for 34 homes. There is also a large 24" gas line along the property whereby an easement will be required.

Christine Murray of Beaubein Drive spoke against the secondary means of egress noting that the street is old and in poor condition. The neighborhood would not like to see a runway should an emergency access be allowed. Even if the road is designated as an emergency access, it will never be utilized as a temporary road. We would like the board to leave our road alone.

Linda Laski of Beaubein Dr. agreed as there are no sidewalks or curbs on that street. This is the area whereby I have raised my children but want to be.

Mr. Dave Derkacz asked what other subdivisions have emergency access. Chairman Koenig responded that there is one in Roundtree and one on Parker Road. Also, construction vehicles should not use Beaubein as it will destroy what's left of a poor road.

Mr. Don Hertlein noted that younger children ride their bikes and play on Beaubein.

Motion was made by Mr. Reynolds, seconded by Mrs. Yerkovich to table to the Work Session. Carried.

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ENGINEERING DEPARTMENT

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Supt. of Highways
JAMES F. CONNOLLY

TO: Planning Board

FROM: Engineering Dept.

DATE: 2/16/05

SUBJ: 2/16/05 PLANNING BOARD MEETING AGENDA
South Park Woods Subdivision

Our office has no objection to the proposed setback changes requested in the 12/1/04 correspondence from the developer's engineer. However, the developer should be advised that there will probably be additional infrastructure development costs associated with these changes and the allowable depth of utilities will be limited.

Gerard M. Kapsiak, P.E.
Town Engineer

Richard J. Lardo
Principal Engineer

RJL/law

Town of Hamburg Conservation Advisory Board

S-6100 SOUTH PARK AVENUE • HAMBURG, NEW YORK 14075

February 11, 2005

To: Drew Reilly, Planning Consultant
From: Doug Nichols, Chairman CAB
DN

Subject: Ridgefield Estates

As per your request on Saturday, 2-5-05, Messrs. Spittler, Andrle & Nichols did a field investigation of the proposed Ridgefield Estates Subdivision.

We examined the southernmost 2/3'rds of the site and will return to complete the balance when weather conditions are favorable. Our investigation was based solely on the "cluster" proposal. We found the site to be generally wet in nature consisting of an emergent woodland with embedded wetlands. The tree population is a typical mix of northern hardwoods consisting of red and silver maples, shagbark hickory & elm et all. Tree sizes ranged from 2" to 16" DBH with the majority classified as "polewood" with diameters ranging from 2" to 6" DBH. It appears that the area is a transitory area for wildlife-abundant tracks in evidence.

As previously mentioned the area is wet. In spite of approximately 10 inches of snow cover, open areas of water (and ice) were evident. The soils map shows that 6 different soil types underlie the site; asll of them having moderately slow to slow permiability. Of the 6, 3 are hydric soils, 2 have hydric inclusions and 1 is non-hydric. Again of the 6, 3 are listed as having prolonged wetness and the remaining 3 are listed as having seasonal wetness. The depth to bedrock in a large area of the southern portion of the site is 2 to 4 feet, indicating a "perched" water table, which has a seasonal high water level of 6 inches to 18 inches below grade, during part of the year.

The extensive presence of hydric soils on the site and the relatively flat contour of the land would suggest that the wetlands may be more extensive than currently delineated and mapped. The proposed area of dedication that extends south from Lots 18 and 19 is a pleasant woodland with some meadow at the margins. It is an excellent small green space with access from the end of Beaubein Drive. The proposed area of dedication at the north end of the project will be investigated when ground conditions are more favorable.

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Supt. of Highways
JAMES F. CONNOLLY

TO: Planning Board

FROM: Engineering Dept.

DATE: 2/16/05

SUBJ: 2/16/05 PLANNING BOARD MEETING AGENDA
Ridgefield Subdivision Part 3
Concept Plan Review

The following are review comments on a cluster layout plan dated Nov. 2004 and last revised on 1/5/05:

(1) The cluster concept shows a second means of ingress to the site off Beaubein Drive. How would this be maintained and how would access be controlled? The cul-de-sac to the north exceeds the maximum street length of 500 feet required in the subdivision regulations Section 230-22.

(2) The future access easement to the east is to be a paved dedicated roadway.

(3) The required stormwater detention area will probably need to be relocated or additional areas provided.

(4) A homeowners association would be required for Sublot Nos. 24 thru 26.

(5) Will the open green space areas be dedicated to the Town?

(6) All property lines on a curve are to be radial to the right-of-way.

(7) The site is not located in an existing water district. A water district extension will be required to service the site.

(8) The Erie County Water Authority (ECWA) should be contacted to determine if there is adequate pressure and flow to service the site.

(9) Erie County Sewer District 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.

All comments are to be satisfactorily addressed for approval.

Gerard M. Kapsiak, P.E.
Town Engineer

Richard J. Lardo
Principal Engineer

Hickey Farms - South Park & Big Tree

Mr. Mark Trammel appeared before the Planning Board on his proposed Hickey Farms development on South Park & Big Tree Road. Lead Agency has been established and comments are required by March 12th. Also, a minor subdivision is required. It was suggested that a drawing be sent to the railroad company (possibly Riefler's line)for their input. The fire department (Big Tree) has concerns as this is a major project in their fire district.

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

Engineering comments are as follows:

DATE: 2/16/05

SUBJ: 2/16/05 PLANNING BOARD MEETING AGENDA
Hickey Farms Senior Apartments - Big Tree Road/South Park

The following are review comments on a conceptual site plan dated 1/27/05:

(1) The Erie County Water Authority should be contacted to determine if there is adequate pressure and flow to service the site.

(2) The site is located within the Highland Acres Sanitary Sewer District. Due to NYSDEC restrictions on the sizing of the Highland Acres sewer system currently being constructed, there is not sufficient capacity available to service future site development in the area, including this project. It is our understanding that the developer's engineer is evaluating various alternatives to service the site through connections into other sewer districts.

(3) A New York State Department of Transportation (NYSDOT) permit is required for work within the South Park Ave. and Big Tree Road right-of-ways. We are unable to approve these plans without NYSDOT review and approval of the work on their right-of-way.

(4) Storm water detention and erosion control will be required for the site.

(5) Subdivision approval is required for this project. A 0.69 acre parcel along South Park Ave. is being subdivided and deeded to Peter Kasperek.

(6) We will review and approve utility construction drawings when they are submitted.

All comments are to be satisfactorily addressed for approval.

Gerard M. Kapsiak, P.E.
Town Engineer

Richard J. Lardo
Principal Engineer

Tally Ho Suites - Camp Road

Mr. Aristotle Maragus appeared before the Planning Board on a proposed 3 story 60-70 suite motel to be located in front of the Tally Ho Motel on Camp Road. Mr. Reilly noted that this is a very tight site and there are problems with setbacks, lack of green space, and access. The first issue to be addressed is the traffic problems and a meeting should be held with the DOT.

Engineering concerns: The site plan check list was not complied with. It should be revised accordingly and resubmitted.

Motion was made by Mrs. Yerkovich, seconded by Mr. Reynolds. Carried.

Other matters:

Mr. Reilly noted that CVS Pharmacy on South Park & Lake is asking for a revision to the site plan. Item to be on next agenda.

Minutes of the meeting of January 5th were approved on motion by Mr. Reynolds, seconded by Mr. McCabe. Carried.

Motion was made by Mrs. Yerkovich, seconded by Mr. Eustace to approve the amended minutes of the January 19th meeting. Carried.

Motion was made by Mr. Reynolds, seconded by Mrs. Yerkovich to adjourn. Carried.f Meeting adjourned at 10:30 p.m.

Respectfully submitted,
Paul Eustace
Paul Eustace, Secretary
Planning Board

TOWN OF HAMBURG
ENGINEERING DEPARTMENT

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VINCENT J. SORRENTINO

Town Clerk
CATHERINE A. RYBCZYNSKI

Supt. of Highways
JAMES F. CONNOLLY

TO: Planning Board

FROM: Engineering Dept.

DATE: 2/16/05

SUBJ: 2/16/05 PLANNING BOARD MEETING AGENDA
Tally-Ho Mountain Lodge - Camp Road

The following are review comments on a site plan dated 1/17/05:

(1) The site plan review checklist was not complied with in preparing this plan. The site plan should be revised accordingly and resubmitted for review.

All comments are to be satisfactorily addressed for approval.

Gerard M. Kapsiak, P.E.
Town Engineer

Richard J. Lardo
Principal Engineer

RJL:law

TOWN OF HAMBURG
ENGINEERING DEPARTMENT

6100 South Park Avenue • Hamburg, New York 14075 • (716) 649-6111, Ext. 2350 • Fax (716) 649-2522
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Taylor Woods Subdivision

The required utilities for this project have been approved and the sanitary sewer has been installed. The front yard setback can not be reduced without review and approval of the Erie County Health Department and Erie County Dept. of Environment and Planning, on behalf of Erie County Sewer District No. 3.

The construction drawings will be required to be revised should the setback requirements be changed.

Gerard M. Kapsiak, P.E.
Town Engineer

Richard J. Lardo
Principal Engineer

Big Tree Volunteer Firemen's Co., Inc.
4307 South Park Avenue
Blasdell, New York 14219-2837

Organized - 1936

February 13, 2005

Town of Hamburg Planning Department
Attention Andrew C. Reilly
S-6100 South Park Ave.
Hamburg, NY 14075

Dear Mr. Reilly;

On Sunday the 13th. of February 2005, our Site Plan Committee and myself sat down and discussed the letter that was sent to the Big Tree Vol. Fire Co. regarding the South Park Woods Subdivision.

We recommend that you do not change the code and follow the New York State building codes that the Town has adapted. We feel that moving the units closer together will increase the risk of exposure damage or possible spreading the fire to neighboring structures. Also we would like to have access to all sides of the buildings. The committee feels that this would increase the chance of harm to the residents in the neighboring units.

A few other things that we have questions on are:
What is the:

- Type of construction?
- Height of the buildings?
- Hydrant locations?
- The water flow in this complex from the hydrants?
- The fire suppression system if any in the units?
- The total occupancy of each unit?
- Reason for building the units closer?

We appreciate the chance to comment on these types of issues.

Please, in the future, would you please send the site plans and all correspondences to the above address and to the attention of the Chief.

Firematicly yours;

Robert Stoberl
Chief
Big Tree Vol. Fire Co.

BUFFALO NEWSPRESS Fax:716-847-0391 Feb 15 '05 10:51 P.02

Legal Notice
Town of Hamburg Planning Board
February l6, 2005

The Town of Hamburg Planning Board will conduct a regular meeting in Room 7B of Hamburg Town Hall on Wednesday, February l6, 2005 at 7:30 p.m. to discuss the following:

1. Prepare a resolution for approval of a 4 lot subdivision known as "Dean" Subdivision located on Eckhardt Road for single family dwellings for Jack Becker.
2. Review R.D. Murray expansion plan on Camp Road
3. South Park Woods - change of condition on setbacks.
4. Review sketch for cluster housing on Ridgefield Estates for Tom Tasseff
5. Consider a request for Taylor Woods amendment on front and rear yard setbacks.
6. Review a proposal for Hickey Farms (80% senior development, 20% families) for Mark Trammel on South Park & Big Tree
7. Review a request for suites for the Tally Ho Motel on Camp Road

Gerard Koenig, Chairman
Paul Eustace, Secretary
Planning Board

Dated: 2-3-05