

**Town of Hamburg
Planning Board Meeting
April 19, 2006**

**Ridgefield Terrace Subdivision
off East Eden Road**

Preliminary Approval

**Wal-Mart Super Center
Brierwood Plaza
Southwestern Blvd.**

Sketch plan presented

**Dollar General
Lake Avenue**

Approved contingent on Engineering

**Best Buy
McKinley Mall
3701 McKinley Pkwy.**

Fav. Recommendation to Town Board

**First Niagara Bank
Lake Shore Road**

Tabled

**Parker Ridge Cluster
Parker Road**

Tabled

**Vanderbilt Properties
David Homes
Southwestern Blvd.**

No action taken

**Hamburg Village Line
Lakeview Road
Rezoning from R-A to R-1**

Fav. Recommendation to Town Board

**Hogg Subway
Lakeshore Road**

Resolution to approve "as built" site plan

**Town of Hamburg
Planning Board Meeting
April 19, 2006**

The Town of Hamburg Planning Board met for a regular session on Wednesday, April 19th, 2006 in Room 7B of Hamburg Town Hall at 7:30 p.m. Those attending included: Chairman Gerard Koenig, Vice-Chairman David Phillips, Secretary Paul Eustace, Richard Taber, Steve McCabe, Sasha Yerkovich. Others attending included: Councilman Cavalcoli, Councilwoman Joan Kesner, Attorney Michael Fruth, Attorney Don McKenna, Drew Reilly, and Terry Dubey, Stenographer.

Minutes of the meeting of March 8th were approved on motion by Mr. McCabe, seconded by Paul Eustace. Carried.

Minutes of the meeting of March 22, 2006 were approved on motion by Mr. Taber, seconded by Mr. Eustace. Carried.

Ridgefield Terrace - Off East Eden Road - Public Hearing:

Secretary Eustace read the following Legal Notice of Public Hearing:

**TOWN OF HAMBURG
LEGAL NOTICE
PLANNING BOARD
RIDGEFIELD TERRACE,
PHASE III
SUBDIVISION —
OFF EAST EDEN RD.**

Notice is hereby given that the Town of Hamburg Planning Board will conduct a Public Hearing on the Ridgefield Terrace Phase III Subdivision on Wednesday, April 19th, 2006 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 49, Township 9, Range 7, of the Holland Land Company's survey, more particularly described as follows:

Beginning at the northwest corner of Lot 49, being the northwest corner of lands formerly of Hauck by deed recorded in the Erie County Clerk's Office in Liber 3396 of deeds at page 451;

Thence easterly along the north line of said Lot 49 and lands formerly deeded to Hauck a distance of 648.78 feet to the northeast corner of said lands of Hauck;

Thence southerly at an interior angle of 90°11'07" along the east bounds of lands now or formerly conveyed to Tasseff Terrace Homes, Inc. by certain instruments recorded in the Erie County Clerk's office in Liber 10906 at page 5990 and Liber 10906 at page 5993 a distance of 4004.11 feet to the south line of said Lot 49, being the southeast corner of lands of Tasseff Terrace Homes, Inc. by deed recorded in the Erie County Clerk's office in Liber 10906 of deeds at page 5993;

Thence westerly at an interior angle of 90°02'09" along the south line of Lot 49 a distance of 669.90 feet to the southeast corner of Tasseff Terrace Subdivision Phase III filed in the Erie County Clerk's office under Map Cover No. 2638;

Thence northerly at an interior angle of 39°48'38" along the east bounds of Tasseff Terrace Subdivision Phase III a distance of 575.35 feet to the southwest corner of lands now or formerly conveyed to Hertlein and recorded in the Erie County Clerk's office in Liber 10978 of deeds at page 3091;

Thence easterly at an interior angle of 91°08'49" along the south bounds of said Hertlein a distance of 409.02 feet to the southeast corner thereof;

Thence northerly at an exterior angle of 91°46'00" along the east bounds of said Hertlein a distance of 375.00 feet to the northeast corner thereof;

Thence westerly at an exterior angle of 88°14'00" along the north bounds of said Hertlein and the center of Beaubain Drive, if extended, a distance of 400.00 feet to the east bounds of Beaubain Tract Extension Subdivision recorded in the Erie County Clerk's office under Map Cover No. 1830;

Thence northerly at an interior angle of 88°35'35" along the east bounds of said Beaubain Subdivision a distance of 321.63 feet to the northeast corner thereof;

Thence westerly at an exterior angle of 85°35'35" a distance of 8.44 feet to the southeast corner of Ridgefield Terrace Subdivision;

Thence northerly at an interior angle of 88°34'27" along the east line of lands of Ridgefield Terrace a distance of 663.70 feet to the northeast corner thereof;

Thence northerly at an interior angle of 180°15'00" and along the west bounds of aforesaid Hauck a distance of 2071.01 feet to the point of beginning, forming an interior angle of 89°59'51" with the first mentioned course.

Said parcel containing 56.879 acres of land, more or less, and being subject to a temporary easement for the Ridgefield Terrace Turnaround, recorded in a certain instrument recorded in the Erie County Clerk's office in Liber 11054 of deeds at page 8544, and all other easements of record or visible evidence.

Gerard Koenig, Chairman
Paul Eustace, Secretary
Planning Board

Dated: 3-16-06
3-23

Ridgefield Terrace Continued

Mr. Tom Tasseff appeared on behalf of his 21 lot subdivision off East Eden Road. This is the second hearing for this project. The first hearing was held in April 2003. The process has taken so long due to some sewer problems and lots in the back of the site that had some problems. Green space has been dedicated to the Town. SEQR and preliminary approval are issues at hand. The required studies have been completed. Lot 8 is a non-buildable lot. If property to the north and east is ever developed, lot 8 may then be corrected. With the dedication of green space, a full recreation fee will still be charged. Some areas have substantial wetlands.

Chairman Koenig asked 3 times if anyone wished to be heard for or against the subdivision. Hearing no further comments, the hearing was declared closed.

The first item of approval involves SEQR. Motion was made by Mr. Phillips, seconded by Mr. Eustace to issue a Negative Declaration as follows:

Whereas, the Town of Hamburg Planning Board received an application for a cluster development of 21 lots from Tasseff Terrace Homes, Inc. To be located off of East Eden Road and,

Whereas, the Town of Hamburg did conduct a coordinated review under SEQR and,

Whereas, the proposed cluster development will not adversely affect the natural resources of the State and/or the health, safety, or welfare of the public, and are consistent with social and economic consideration:

Now, Therefore, Be It Resolved, that the Hamburg Planning Board does determine that a Negative Declaration is hereby issued based on the following reasons:

1. The cluster development minimizes the disturbance of the property, and preserves important and environmentally sensitive areas.
2. Modifications to the plan and reductions in lot numbers have minimized the traffic impacts to the area.
3. Site layout and drainage system design have mitigated any potential impacts to the drainage systems in the area.
4. The proposed subdivision fits into the character of this neighborhood and is in accordance with the Comprehensive Plan.

Be It Further Resolved that the Planning Board Chairman be authorized to sign the EAF, and that the appropriate notices, filings, and mailings be completed.

Carried.

**State Environmental Quality Review
Negative Declaration
Notice of Determination of Non-Significance**

Date: 4-19-06

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 Town of 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: Ridgefield Terrace - Phase III

SEQR Status: Unlisted

Description of Action: The creation of a .21 lot subdivision and all related appertances (road, water, sewer, stormsewer etc.

Location: Ridgefield Terrace (off of East Eden Road)
Town of Hamburg, Erie County, New York

Reasons Supporting this determination: During review of this project, the Hamburg Plng. Bd. identified the relevant areas of environmental concern which are analyzed below:

1. **Impact on Land:** The creation of the cluster development allows the development to reduce its physical impact on the 57 acre parcel to less than 20 acres. The cluster also allows the subdivision to avoid some of the poorer soils on the site.

2. Impact on water: The layout of the subdivision avoids the State and Federal wetlands on the site. These wetlands will either be dedicated to the Town or protected by conservation easements to the maximum extent practicable. The drainage system will be designed to all Town and State standards. It has been reported that there is adequate water supply for the site and that there is capacity in the sewer system.

3. Impact on Plants and Animals: There are no reported threatened or endangered species on the site, and the cluster will allow large areas of the site to remain in their natural state.

4. Impact on Aesthetic Resources: The cluster layout and location of the project will reduce the potential aesthetics impact of this project.

5. Impact on Historic and Archaeological Resources: The project will not impact any historic structures, and a Stage I Cultural Resource Investigation concluded that the project will not impact any culturally important resources.

6. Impact on Open Space and Recreation: Although the project will result on the loss of open space, the project will end up with land being permanently protected as important open space.

7. Impact on Transportation: The project will only result in minor increases in traffic to roads with sufficient capacities.

8. Noise and Odor Impact: Noise and odor impacts will be temporary and occur during construction activities. Standard conditions will be placed on these activities to minimize their adverse impacts.

9. Impact on Growth and Character of Community or Neighborhood. The cluster development results in lots greater than 1/2 acre which matches the character of the area, and allows for the preservation of large areas of greenspace which will protect the character of the community. The subdivision is a logical extension of an existing subdivision and is laid to accommodate potential connection to adjoining lands previously discussed for development.

The Hamburg Planning Board, 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 Planning Board carefully considered all "Criteria" for Determination of Significance listed in the SEQR Regulations (6 NYCRR 617.7).

For Further Information:

Contact Person:

**Town of Hamburg Planning Department
S-6100 South Park Avenue
Hamburg, NY 14075**

GERARD KOENIG, CHAIRMAN PLANNING
BOARD

Dated:

TOWN OF HAMBURG

ENGINEERING DEPARTMENT

6100 South Park Avenue • Hamburg, New York 14075 • (716) 649-6111, Ext. 2350 • Fax (716) 649-2522
e-mail: engineering@townofhamburgny.com



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Councilmen
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KATHLEEN COURTNEY HOCHUL
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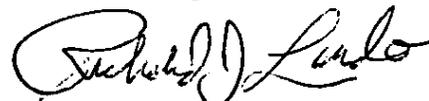
TO : Planning Board
FROM : Engineering Dept.
DATE : 4/19/06
SUBJ : 4/19/06 PLANNING BOARD MEETING AGENDA
Ridgefield Subdivision Part 3
Site Plan Review

The following are review comments on a site plan dated March 2006 and last revised on 3/21/06:

- (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.

All comments are to be satisfactorily addressed for approval.


Gerard M. Kapsiak, P.E.
Town Engineer


Richard J. Lardo
Principal Engineer

Ridgefield (Cont.)

On the preliminary approval of 21 lots, motion was made by Mr. Phillips, seconded by Mrs. Yerkovich to grant preliminary approval as follows:

Whereas, the Hamburg Planning Board received an application from Tasseff Terrace Homes, Inc. For a 21 lot cluster development to be located off East Eden Road, and

Whereas, a Negative Declaration has been issued by the Hamburg Planning Board on April 19, 2006,

Whereas, two preliminary public hearings have been held, one on November 16, 2005 and reheard on April 19, 2006,

Now, Therefore, Be It Resolved that the Hamburg Planning Board does grant preliminary approval to this 21 lot cluster development known as Ridgefield Terrace, with the following conditions:

1. The green areas shall be dedicated to the Town of Hamburg at the appropriate time as determined by the Town Engineer.
2. Town Engineering Department approval of the plans.
3. The appropriate full recreation fee be paid at the required time.
4. Sidewalks are required. Carried.

Wal-Mart Super Center - Brierwood Plaza - Southwestern Boulevard

Attorney Kelly Pronti, Messrs. Tod Markovich (APD Engineering) S. Thompson, (Bergman Anthony) appeared before the Planning Board on a proposed Wal-Mart Super Center to be located in the Brierwood Plaza, Southwestern Boulevard. The retail store will include a grocery section, a tire lube express and inspection area. The main purpose of this evening's presentation is to show a sketch plan of what the facility will look like. Lead Agency (Planning Board) was established at the April 5th Work Session. This is a 44 acre parcel of an existing outdated plaza. There is a large area for parking with wetlands in the rear portion. Zoning is C-2, General Commercial, which is in the Southwestern Boulevard Overlay District. They will be demolishing 152,000 s.f. of the plaza and the Bank of America will remain. The parcel is being re-subdivided. The existing bank occupies 0.5 acres; the out parcel 0.5 acres, and the other 20 acres stays with Benderson Development. The applicant is working with the NY State Dept. Of Transportation on the main intersection on the curb cut with a signal. There will be a single entrance with dual out exits; one lane in and 2 out. Cross access agreements are being worked out off Rogers Road. There will be an internal 1 way driveway, with aisles and angle parking. There will be a traffic modification where the bank is located with controlled access. There will be 870 parking spaces in the front of the building; 62 spaces east, and 80 other spaces for a total of 1,012. As far as the building is concerned, there will be a grocery component with a separate entrance, general merchandise, a pharmacy, and tire and lube express area. A garden center will be featured with seasonal displays from April to September.

Wal-Mart (Cont.)

The grading and drainage will be maintained in similar patterns as to what is there now. There will be new storm sewers and basins east of the property. The applicant is working with the NY State Dept. Of Env. Conservation, as well as with the Town on required landscaping, with a green area on the large out parcel. There will be planted islands on the exterior edge of the parking lot. Lawn areas will be provided to break up the sea of asphalt. A berm buffer is being proposed.

Steve Thompson of Erdman-Anthony, spoke on the architectural rendering. It will be similar in style to the Brierwood County Club using a greek revival theme. Different materials in 3 colors (brick) will be used. We have introduced colonated porticos to give architectural features to the building. We have introduced landscaping within the sidewalk area. In some instances there will be lower elevations to avoid a flat facade look which makes for a more interesting building.

Councilwoman Kesner noted that she wants a more upscale appearance to step up the facade. I would like to compliment Mr. Thompson on the design. We want the building to look as good as it can be.

Councilman Cavalcoli noted that they want a different look to the area to correspond with what is across the street. We want the building to have a very nice look to it.

Mr. Phillips stated that the applicant should look and redesign the area near the signal and Rogers as there are many accidents in this area especially during winter. This should be reflected in the traffic impact study.

Mr. Drew Reilly, Planning Consultant, noted that there will be 4 levels in the approval process. This will come under the purvue of the Planning Board and not the Town Board as this parcel is properly zoned. Based on SEQRA, lead agency has been established, being the Planning Board. Subdivision approval is required, a Special Use Permit for the Tire Express as well as size of building. The last level of approval is the site plan approval. The first action according to SEQR is to establish whether the project will require a positive or negative declaration. Traffic and drainage studies will be required to mitigate adverse impact. There will be a public hearing on the Special Use Permits. It will take from 3 to 6 months for the approval process. There will be no decisions made tonight and no public comments will be heard this evening.

So far, we have received correspondence from S. Matlock, Mrs. Ahrens, and Carolyn Machelski. Some are not in favor of the project and one is in favor. No rezoning is involved.

Mr. Joe Dee of Rogers Road asked about the existing Wal-Mart. Response is that it is being marketed by Walmart for another type of business. The Town will be working with them on the marketing.

TOWN OF HAMBURG

ENGINEERING DEPARTMENT

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TO: Planning Board

FROM: Engineering Dept.

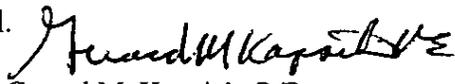
DATE: 4/19/06

SUBJ: 4/19/06 PLANNING BOARD MEETING AGENDA
Wal-Mart - Southwestern Blvd. near Rogers Road

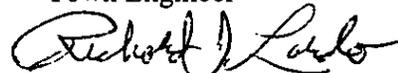
The following are review comments on a site plan dated 11/21/05 and last revised on 3/17/06:

- (1) It appears that an additional parcel is being created along Route 20. Minor subdivision approval may be required.
- (2) The site location map has several errors. Revise as necessary, removing the private driveways.
- (3) The site is located within the Southwestern Overlay District.
- (4) Curbed landscape islands should be provided along the front of the building.
- (5) The proposed traffic signal and work within the Route 20 right-of-way is to be reviewed and approved by the New York State Department of Transportation (NYSDOT).
- (6) We have concerns regarding infiltration/inflow into the existing private sanitary sewer servicing the site that will need to be addressed. It is necessary that the private sewer be replaced up to its connection to the Town sewer system on Rogers Road.
- (7) Existing utility lines (sanitary sewer, storm sewer, and water) are to be relocated so that they are not running beneath the building.
- (8) We will review the site plan when it is properly prepared in accordance with the site plan review check list.

All comments are to be satisfactorily addressed for approval.


Gerard M. Kapsiak, P.E.

Town Engineer



Richard J. Lardo
Principal Engineer

**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



Denise M. Sheehan
Commissioner

April 17, 2006

Mr. Andrew Reilly
Town of Hamburg Planning Department
S-6100 South Park Avenue
Hamburg, New York 14075

Dear Mr. Reilly:

**SEQR LEAD AGENCY DESIGNATION
WAL-MART SUPERCENTER
BRIARWOOD PLAZA
(T) HAMBURG, ERIE COUNTY**

In response to your April 5, 2006 letter regarding the above noted, please be advised of the following:

1. The United States Department of the Army, Corps of Engineers' Buffalo District Office (COE) has authority under Federal law to regulate wetlands in New York State. A COE permit may be required for this proposal. You should have the project sponsor contact the COE (1776 Niagara Street, Buffalo, New York 14207, telephone: 716/879-4330) as early as possible in the planning process to determine the regulatory requirements for this project. The COE may require Water Quality Certification from DEC due to the disturbance planned for the federal wetland located at the north west project boundary.
2. Since project activities will involve land disturbance of over 1 acre, the project sponsor is required to obtain a State Pollutant Discharge Elimination System General Permit (GP-02-01) for Stormwater Discharge from Construction Activities. A Notice of Intent (NOI) is required to be sent to NYSDEC, Bureau of Water Permits, 625 Broadway, Albany, New York 12233-3505, telephone: 518/402-8111 and approved before construction commences. The General Permit GP-02-01 and NOI form are available on the Department's website at www.dec.state.ny.us. We have included the NOI form with a copy of this letter to the project sponsor.

This General Permit requires the project sponsor (operator) and all contractors and subcontractors to control stormwater runoff according to the Stormwater Pollution Prevention Plan, which is to be developed prior to filing NOI and prior to commencement of the project.

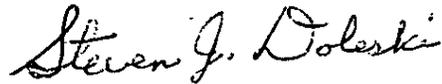
3. Please be aware that if asbestos exists in the building to be demolished, the protection of workers is regulated by the New York State Department of Labor, 716/847-7126 and the Occupational Safety and Health Administration 716/684-3891. In addition, the disposal of friable (readily crumbled and brittle) asbestos is regulated by this Department under 6 NYCRR Part 360-2.17(p). For more information on the disposal of friable asbestos, please contact Mr. Mark Hans (716/851-7220) at this Department.

Mr. Andrew Reilly
April 17, 2006
Page 2

We concur that the Town of Hamburg Planning Board should act as SEQR Lead Agency, as the environmental impacts of the proposal are primarily of local significance.

Thank you for providing this office the opportunity to review the proposed project. If you have any questions, please feel free to contact Ms. Denise Matthews or me at 716/851-7165.

Respectfully,



Steven J. Doleski
Regional Permit Administrator

DCM:vam

cc: U.S. Department of Army, Corps of Engineers, Buffalo District Office
Honorable Patrick Hoak, Town of Hamburg Supervisor
APD Engineering

Mr. Tony Battista noted that as for the rest of the buildings, they will be demolished and replaced with new buildings.

Councilman Cavalcoli noted that they have been working with Wal-Mart for a long time, and the Town Board has encouraged the Brierwood area as people have been clamoring for some type of grocery store in their immediate area. This will be a state of the art facility. The Town Board has asked for an attractive, architecturally pleasing site, since this is a growing area.

Karen, of Heatherwood, has lived in Hamburg for 4 years and has concerns about big box facilities with no tenants.

Mr. Ray Peterson of Rogers Road noted that the sewer issue must be resolved.

Mr. Gugliami of 5079 Glendale recalled when Loblaws was in the South Shore Plaza and feels that this will be a great area for future growth.

The resident at 5334 South Western is right adjacent to the Bank of America building and stated concerns as to getting in and out of his driveway especially in the winter. He also is concerned about people walking across his property to get to Wal-Mart.

After further discussion, motion was made by Mr. Phillips, seconded by Mr. McCabe to table. Carried.

Traffic Safety Comments:

Proposed new Walmart Superstore, Rt20 (on the old Brierwood South Shore Plaza property). The board strongly supported the traffic signal at the northern entrance, which was shown on the print. There were concerns about the 30' landscape buffer , perpendicular with this northern drive, that this could create a traffic stacking problem at that exit. Another concern was, where delivery trucks would enter and exit. It was suggested that , they use the western most Rogers Road entrance for the delivery vehicles. Also de-acceleration lanes were recommended at the Rt 20 and Roger Rd. entrances.

Engineering comments: (see attachment)

Dollar General - Lake Avenue (former Hills Plaza)

Mr. Patrick Barrett of jem Architects appeared before the Planning Board on the proposed Dollar General to be located in the former Hills Plaza, replacing Burger King. A rendering of what the building will look like was presented. Mr. Barrett explained that signage will be decided by Dollar General. Mr. Reilly noted that the Planning Board would like to see ground signs and not a pole sign. A condition will be placed on the approval so that the Zoning Board knows the feelings of the Planning Board.

Dollar General - Lake Avenue

Letters were received from Engineering and the Village of Blasdell.

Motion was made by Mr. Phillips, seconded by Mrs. Yerkovich to issue a Negative Declaration for the project. Carried.

Motion was made by Mr. Phillips, seconded by Mrs. Yerkovich to approve the site plan for the Dollar General on Lake Avenue, subject to Engineering concerns as outlined in a memo of 4-19-06, and strongly recommend that there be ground signage for the facility on Lake Avenue;(and no pylon signs); that there be additional landscaping included on the west side of the building. Carried.

Best Buy (McKinley Mall) Recommendation to Town Board

Based on prior approvals, the Town Board has reserved the right to grant approval to retailers in the McKinley Mall. The Best Buy project was included in the original McKinley Mall facade improvement project. This will be a similar store like the Bed, Bath, & Beyond facility. No parking will be disrupted as a result of this new store.

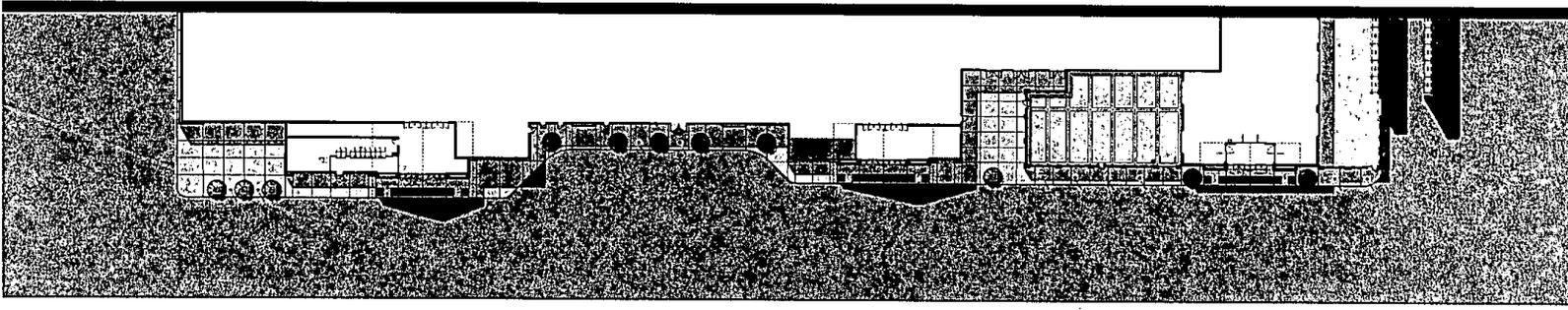
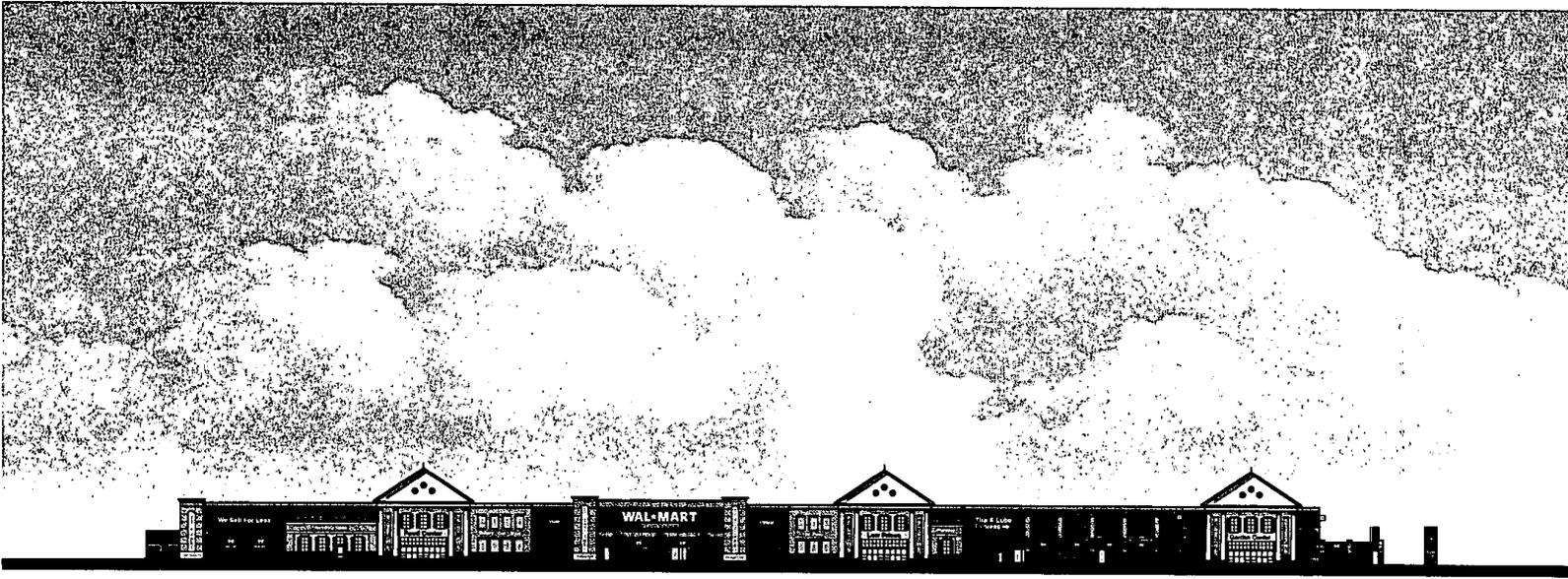
Motion was made by Mr. Phillips, seconded by Mr. McCabe to recommend approval of the site for Best. Buy based on implementation of Engineering concerns. Carried.

First Niagara Bank (Wanakah Plaza) Lake Shore Road

Mr. Frank Brzezinski appeared before the Planning Board on the proposed site plan for the First Niagara Bank to be located on the Lake Shore Road. At the last work session, access to the rear of the property was discussed. As far as using the drive thru on the Benderson portion, no response has been received from them. They are concerned about losing parking spaces.

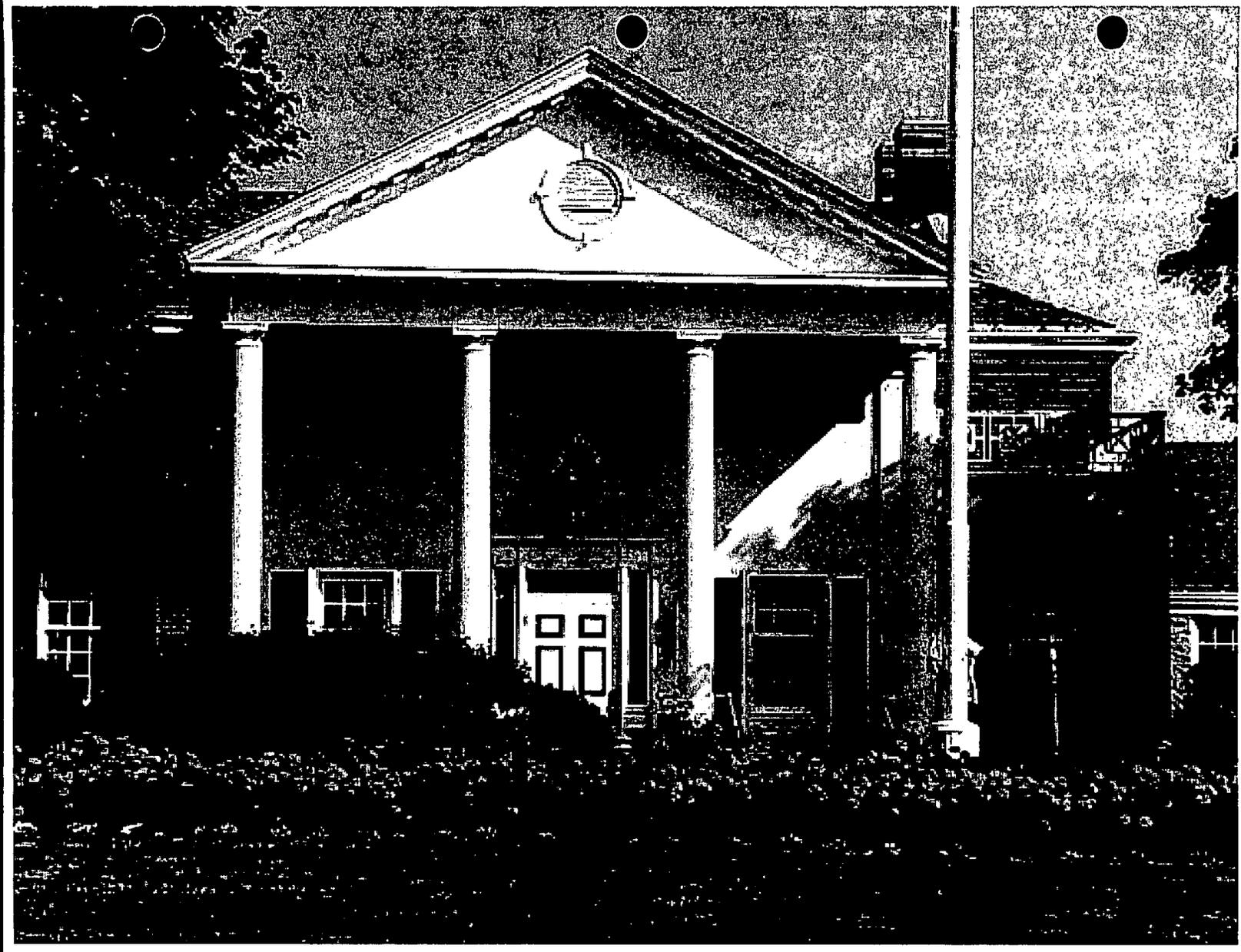
The Traffic Safety Board has the following concerns:

First Niagara Bank, Rt 5 (site of the former Maxi's Pizza). The board recommended , if it is possible, a two way access road , behind Wanakah Pharmacy, to the Wilson's Farms property . It was recommended that a better location be found for the dumpster shown, on the print at an angle with the two internal roads and blocking all view. Much discussion of the traffic flow patterns and the proposed one way roadways. If an exit (one-way) to Orchard Ave is used, it MUST be signed according to "Manual of Uniform Control Devices" to prevent vehicles from driving the wrong way , or using the road as a cut thru to Rt 5. The property owner should request to be covered under the town code 20A-2 , so that the internal signage and traffic flow is enforceable.

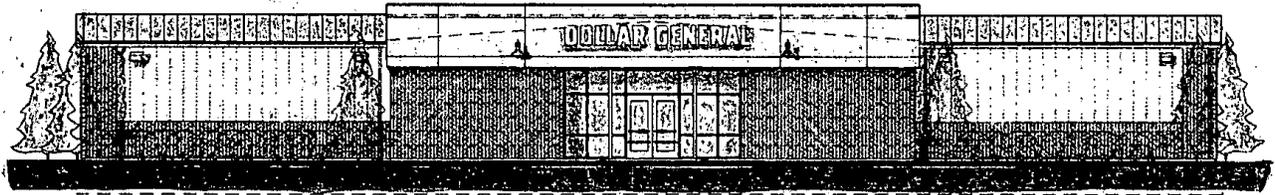


HAMBURG, NEW YORK PROPOSED WAL-MART SUPERCENTER - STORE #2405-04
4.18.06





Patrick Barrett



SEAN & Co., LP

2304 BRODHEAD ROAD
ALTOONA, PA. 15001

PROPOSED DOLLAR GENERAL
4257 LAKE AVENUE
HAMBURG, NEW YORK



TOWN OF HAMBURG

ENGINEERING DEPARTMENT

6100 South Park Avenue • Hamburg, New York 14075 • (716) 649-6111, Ext. 2350 • Fax (716) 649-2522
Email: engineering@townofhamburgny.com



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Supt. of Highways
JAMES F. CONNOLLY

TO: Planning Board

FROM: Engineering Dept.

DATE: 4/19/06

SUBJ: 4/19/06 PLANNING BOARD MEETING AGENDA
Dollar General - 4263 Lake Avenue

The following are review comments on a site plan and construction drawings dated 2/20/06 and last revised on 4/1/06:

- (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) Submit the sanitary sewer service lateral plan to the Erie County Department of Environment and Planning (ECDEP) for review. We are unable to approve the site plan prior to approval by ECDEP.
- (4) Show the existing pre-cast concrete parking bumpers or new concrete curbing for the parking spaces along the west property line.
- (5) Provide additional design elevations for the pavement and curbing.
- (6) Show the roof downspout lines piped to the storm sewer.
- (7) Site landscaping is to be approved by the Planning Board.

All comments are to be satisfactorily addressed for approval.

Gerard M. Kapsiak, P.E.
Town Engineer

Richard J. Lardo
Principal Engineer

ERNEST J. JEWETT
Mayor

GEORGE LEE
ROBERT WARNER
DON DePERTO
DANIEL KIJ
Trustees



JANET L. PLARR
Village Administrator
Village Clerk & Treasurer

SANDRA CORCORAN
Deputy Clerk

JAMES SHAW
Village Attorney

DANIEL P. GRASSO
Village Justice

Village of Blasdell

"Gateway to the Southtowns"

April 19, 2006

David J. Adrian
Chairman-Village of Blasdell Planning Commission
121 Miriam Avenue
Blasdell, NY 14219

Town of Hamburg
Planning Board
S6100 South Park Avenue
Hamburg, NY 14075

Planning Board Members:

After reviewing the revised site plan presented by Jem Architects, P.C. on behalf of Dollar General, the Planning Commission of the Village of Blasdell approved the following resolution:

The Planning Board of the Village of Blasdell hereby approves of the site plan as revised on 4/12/06 with the following suggestions:

- 1) The main sign should be of a "ground" type with a brick base and exterior lighting.
- 2) Additional landscaping in the form of trees and shrubs should be included on the West side of the site.

On behalf of the Village of Blasdell Planning Commission, I would like to thank you for inviting us to participate in this site plan review.

Very Truly Yours,

David J. Adrian
Chairman – Planning Commission, Village of Blasdell

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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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.

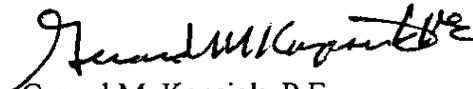
DATE: 4/19/06

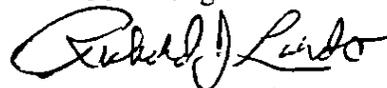
SUBJ: 4/19/06 PLANNING BOARD MEETING AGENDA
Best Buy - McKinley Mall

The following are review comments on a site plan Sheet C-2 not dated:

- (1) The drawing is to be dated. Include a revision box to record changes to the drawing.
- (2) Show the location of any garbage dumpsters for the building.
- (3) Sanitary sewer and waterline connections are to be designed and approved as part of the site plan approval process. Remove the note regarding design of these utilities with the building plans. Storm sewers and roof drains are also to be designed and approved as part of the site plan submittal.
- (4) Sanitary sewer improvements are also to be submitted to the Erie County Department of Environment and Planning (ECDEP) for review and approval. We are unable to approve the site plan prior to ECDEP review and approval.
- (5) Include all required detail drawings.

All comments are to be satisfactorily addressed for approval.


Gerard M. Kapsiak, P.E.
Town Engineer


Richard J. Lardo
Principal Engineer

(First Niagara - Lake Shore)

The Shoreline Committee sent a letter to the Planning Board citing the LWRP Policy 12, on scenic features with a nautical theme, and Mr. Brzezinski noted that the bank is willing to provide a lighthouse tower on the property in keeping with this request.

As for the cut thru to Orchard Avenue, Bob Zerby (resident) voiced his disapproval, as Orchard is an alternate for Route 5. Right now, people speed thru and ignore stop signs.

Mr. Gugliemi of 5079 Glendale voiced his concern also. He has lived on Glendale for 60 years and has noticed increased traffic for people to get to Amsdell. There are no sidewalks in this area and bikers and walkers take their life in their hands on this road.

Planning Board members also stated concern about this cut thru to Orchard is undesirable and recommended they talk to Benderson again. Mr. Reilly will get in touch with Councilman Cavalcoli and see if he can encourage them to allow the cut thru on the Benderson property.

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

Engineering Comments are as follows:

SUBJ: 4/19/06 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.

Parker Ridge Phase 4 Cluster - Parker Road

Messrs. Andy Gow and John Kalstek appeared before the Planning Board on a proposed cluster development to be located on Parker Road. (See Nussbaumer letter to G. Koenig). Mr. Kalstek noted that he has taken the suggestion from the Planning Board for a community garden and a picnic pavilion to make the project more pleasing and unique. At the last meeting, the applicant was asked to eliminate 4 lots, especially where homes were located near power lines. The size of the patio homes will be from 1600 s.f. to 1800 s.f. Some will be a ranch style, and others a 1-1/2 story with a loft. It was suggested that garages not face the front.

Mr. Phillips noted that he sees nothing unique about this project. All you are giving the residents is big back yards. This is not the purpose of a cluster. He also asked what was the response from NYSEG on the homes that will be located near power lines. Mr. Kalstek responded that Rachael Buchanan of NYSEG has not given him anything in writing. It was suggested that this answer is important in doing the calculations. The power lines could change the calculations.

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

A resident of Parker Road stated that he has concerns about the project as Parker Road is becoming very busy. The character of the neighborhood is being compromised. Mr. Reilly explained that unfortunately, this area is being targeted by developers as vacant land is becoming a premium in Hamburg. There is nothing that can be done to stop it. It was suggested that the resident submit a letter to the Town Board and the Traffic Safety board noting the traffic problem.

Vanderbilt Properties - Southwestern & Amsdell

Mr. Dave Staples of David Homes appeared before the Planning Board with a lifestyle community development that he would like to pursue on Southwestern & Amsdell. This is a new venture and concept for Western New York of which Mr. Staples is a partner. This is a concept seen in Myrtle Beach and Florida. This is a retirement community of people who are downsizing from a larger home to a smaller one. The homes would involve 1300 to 1800 s.f. in a ranch style in the \$150,000 to \$200,000 range. There would also be a club house, pool, fitness center and walking trails. This would be a unique 4 plex condo unit with recessed garages. The fire hall is right next door, and there will not be units close to the road. The area will be heavily landscaped with one entrance and perhaps be a gated community. Board members noted that there should be an emergency secondary access for fire safety purposes.

Mr. Phillips stated that he feels this project is too dense and there is very little green space. A detention pond cannot be considered as open space. Also, the Master Plan would have to be amended as well as a rezoning. This is a contradiction to the master plan. A recommendation is needed for the Town Board.



3556 LAKE SHORE ROAD, SUITE 500, BUFFALO, NEW YORK 14219-1494
PHONE: (716) 827-8000 / FAX: (716) 826-7958

www.nussclark.com

April 17, 2006

Mr. Gerard Koenig - Chairman
Hamburg Planning Board
6100 South Park Avenue
Hamburg, NY 14075

Re: Parker Road Cluster Development
File No. 05J5-0013

Dear Mr. Koenig,

Over the past several months, Nussbaumer & Clarke, Inc. (Nussbaumer) has worked closely with the Planning Board to prepare a concept for Parker Commons that meets or exceeds the Town's code requirements for Cluster Development. Through this process, we have received helpful suggestions from the Board that we have incorporated into our design. We feel that these ideas, along with some of our own, have greatly improved the quality of the development and its relationship to the surrounding community. The following is a summary of modifications which we have made at the Board's request for additional creativity.

1. We eliminated a frontage lot along Parker Road.
2. We have proposed a landscaped berm to create a visual and physical barrier in order to prevent encroachment into the green space by community residents.
3. In order to dramatically improve the quality and appearance of the entrance, we have proposed a gatehouse to enclose mechanical apparatus that normally resides in unattractive stainless steel boxes along the road. This small gatehouse will be architecturally designed to complement the existing homes along Parker Road.
4. We have reconfigured the lot layout to maximize the useable green space.
5. We have proposed many community features within the development i.e., a landscaped common area with sidewalks, a gazebo, and a separate park area with a pavilion suited for more active recreation.
6. We have added a "Community Garden" area at the Planning Board's request.

In addition to the proposed features, we would like to reiterate how this private development benefits the Town of Hamburg as compared with a conventional R1 subdivision:

1. All existing homeowners are buffered from the development.
2. The cluster layout requires far less infrastructure allowing us to preserve all existing trees as well as 10-acres of green space, which is 60% of the entire parcel, exceeding the code requirement by 10%.
3. The smaller lots and homes that will be built in this community will produce significantly less drainage runoff than conventional single-family homes. This reduces the project's impact on local streams.

MEMBER

ACEC New York

American Council of Engineering Companies of New York

BRANCH OFFICE

338 CENTRAL AVENUE, SUITE 310, DUNKIRK, NEW YORK 14048-2131
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*Nussbaumer
& Clarke, Inc.*

Mr. Gerard Koenig - Chairman
Hamburg Planning Board
April 19, 2006
Page 2

4. Because it is a private development the Town and its taxpayers will not bear the costs of snowplowing, garbage pick-up, police patrols, and maintenance of roads, sewers, or waterlines.
5. This type of development generally targets retirees who do not have children which minimizes the strain on the Public School system.
6. The Town of Hamburg will benefit through collection of tax revenues even though the Town is not required to provide normal services.

There are high costs associated with incorporating creative features such as those previously described. These costs are borne solely by the developer. The current lot yield of 40 lots, was determined using the formula outlined in Article 28, Section 280-171 concerning regulations governing Cluster Housing. The proposed layout is actually one lot less than is achievable through this formula. At the last Planning Board meeting there was some discussion about further reducing the number of lots. We are respectfully unable to honor this request. Doing so would not improve the character of the subdivision and would make the project financially unviable. Additionally, if lots were lost, the Association's maintenance fees would be divided between fewer residents making it more costly for the retirees that would live there. The Town would not benefit by the reduction of lots, as it would only lose collectable tax revenues, and gain nothing in return.

We feel that the current plan before the Board is one that all can be proud of. It has been prepared with input from all parties; it meets all code requirements, and incorporates creativity into its design that ultimately benefits not only its residents, but the community as a whole. We would like to respectfully request that the Cluster Housing layout in its current form be approved by the Board.

Sincerely,

NUSSBAUMER & CLARKE INC.

Andrew Gow
Project Manager

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Supt. of Highways
JAMES F. CONNOLLY

TO: Planning Board

FROM: Engineering Dept.

DATE: 4/19/06

SUBJ: 4/19/06 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
Principal Engineer

Mr. Larry Preischel of Preischel Tire on Pleasant Avenue is not opposed to the project. However, he hopes that this will not affect his zoning as they are the only industrial piece on Pleasant Avenue and have been grandfathered for a long time.

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

Hamburg Village Line - Lakeview Road

This is a rezoning of a 16 acre parcel owned by Mr. Henry Knapp. It is located on one side next to Monckton Drive. The other side was recently approved for Mr. Wronski's contracting business and the DOT. This would be a minor subdivision consisting of 4, 4 acre parcels. Sewer is available to the site.

Motion was made by Mr. Phillips, seconded by Mr. Eustace to forward a favorable recommendation to the Town Board for the rezoning. Carried.

Buffalo Rehab - To be tabled. Applicant is presently pursuing the purchase of the residence next door to Buffalo Rehab. Motion was made by Mr. Phillips, seconded by Mr. Eustace to Table.

Resolution of Hogg Subway - Lakeshore Road.

Drew Reilly stated that at the last work session, the as built site plan was reviewed with the applicant. The following resolution was read into the record: Motion was made by Mr. Phillips, seconded by Mr. Eustace. Carried.

Whereas, the Hamburg Planning Board approved a site plan for Hogg's Subway on Old Lakeshore Road in Lakeview on May 4, 2005, conditioned upon compliance with engineering requirements and the provision of required landscaping and striping of the parking spaces, and

Whereas the project was not completed in accordance with the stipulations detailed above, and

Whereas, the applicant submitted an "as-built" site plan without the stipulated landscaping and without curbing,

Now, Therefore Be It Resolved, that the Hamburg Planning Board approves the "as-built" site plan with the condition that the applicant will address any outstanding Engineering issues and will install a "country planter" in the snow storage area that can be removed at the onset of winter.

TOWN OF HAMBURG

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CATHERINE A. RYBCZYNSKI

Supt. of Highways
JAMES F. CONNOLLY

TO: Planning Board

FROM: Engineering Dept.

DATE: 4/19/06

SUBJ: 4/19/06 PLANNING BOARD MEETING AGENDA
Hamburg Village Line Rezoning - Lakeview Road
R-A to R-1

- (1) The legal description submitted on 4/18/06 is acceptable.
- (2) Public sanitary sewer and water service is available along Lakeview Road.

Gerard M. Kapsiak, P.E.
Town Engineer

Richard J. Lardo
Principal Engineer



Villas at Brierwood
An Epcon Community

Developed by: Lifestyle Communities LLC
Post Office Box 945
Hamburg, New York 14075-0945

Our Mission is: To Build Homes, Neighborhoods and Lifestyle that provide One Remarkable
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Supt. of Highways
JAMES F. CONNOLLY

TO: Planning Board

FROM: Engineering Dept.

DATE: 4/19/06

SUBJ: 4/19/06 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) We have not received an acceptable survey and legal description for the project.
- (2) 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).
- (3) The Erie County Water Authority (ECWA) should be contacted to determine if there is adequate pressure and flow to service the site.
- (4) 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.
- (5) The parcel is located within the Southwestern Overlay District.
- (6) Storm water detention will be required for the development.
- (7) 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

Other Matters:

1. Buffalo Rehab to remain on the table. Applicant is in the process of purchasing the next door neighbor's home and then will proceed with the expansion.
2. Nothing new on Advanced Electronics or Brierwood Medical Building #2. To remain tabled.

Motion to adjourn was made by Mr. Phillips, seconded by Mr. Eustace. Carried.
Meeting adjourned at 11:00 p.m.

Respectfully submitted,

Gerard Koenig, Chairman
Paul Eustace, Secretary
Planning Board

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Supt. of Highways
JAMES F. CONNOLLY

TO : Planning Board

FROM: Engineering Dept.

DATE: 4/19/06

SUBJ: 4/19/06 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.
- (6) The site is located within the Southwestern Overlay District.

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: 4/19/06

SUBJ: 4/19/06 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

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Supt. of Highways
JAMES F. CONNOLLY

TO : Planning Board

FROM : Engineering Dept.

DATE : 4/19/06

SUBJ : 4/19/06 PLANNING BOARD MEETING AGENDA
Advanced Auto Electronics - 4536 Big Tree Road

The following are review comments on a sketch plan last revised 2/6/06:

- (1) The New York State Department of Transportation (NYSDOT) has not finalized their highway reconstruction plans for this area. A NYSDOT permit will be required for the project.
- (2) The site is located in the Southwestern Overlay 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

4/19/06

To Town of Hamburg Planning Board,

I am writing to inform you that my husband Kenneth S. Macheliski and I are in favor of the Super Walmart being built at the Plaza on the corner of Southwestern Blvd. And Rogers Rd. We are residents that live on Bender Ct. Off Rogers Rd for the past 22 yrs. When we first moved here we had a K-mart, Drug store, Flea market, Callahans, and D & K in the Plaza and didn't have a traffic or problem with vandals. In fact years ago there was an actual shopping center in this plaza. With the plaza being empty as now I feel there are more problems because kids are hanging out behind the vacant buildings. and wooded area around this plaza. There is a new development also being built on Rogers Rd. and I feel with both of these projects being built in our area it will be very helpful. There isn't anything close by for us in the area to go grocery shopping or to just run to the store for last minute items. We have to travel to the McKinley Mall, the village of Hamburg or to Derby to that. I really feel this is a great thing for our area and we are in favor of this.

Thank You!

Carolyn Macheliski

Carolyn Macheliski
3014 Bender Ct.
Hamburg, Ny 14075

TOWN OF HAMBURG

S-6100 SOUTH PARK AVENUE • HAMBURG, NEW YORK 14075 • (716) 649-6111 • FAX (716) 649-4087



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Supt. of Highways
JAMES F. CONNOLLY

April 21, 2006

To: The Town Board

Subject: Recommendation to approve Best Buy - McKinley Mall

In keeping with the tradition of reserving the right for the Town Board to approve sites for McKinley Mall, a favorable recommendation is being forwarded for approval.

Originally, when the McKinley Mall came in for facade improvements, Best Buy was slated to be located near the Bed, Bath and Beyond facility. They will be bumping out their new facility similar to the other retail store, but will have an entrance in the McKinley Mall.

Motion was made Mr. Phillips, seconded by Mr. McCabe to recommend approval to sign the site plan for Best Buy at 3701 McKinley Parkway. Carried.

Very truly yours,

Town of Hamburg Planning Board

Gerard Koenig
Gerard Koenig, Chairman
Paul Eustace, Secretary

GK:tad

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Supt. of Highways
JAMES F. CONNOLLY

April 20, 2006

To: The Town Board

Subject: Hamburg Village Line Rezoning from R-A, Residential Agricultural to R-1, single family dwellings - Lakeview Road

At the meeting of the Planning Board held on April 19th, ^{for} Mr. Knapp, a review and a wetland delineation was received for the proposed rezoning of a 16 acre parcel for 4, four acre home sites (minor subdivision), to be located on Lakeview Road.

The Planning Board is submitting a favorable recommendation for the approval of this 16 acre parcel.

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

Very truly yours,

Town of Hamburg Planning Board

Gerard Koening
Gerard Koening, Chairman
Paul Eustace, Secretary

GK:tad

April 21, 2006

Pre-file Cavalcoli

Resolved, that the Town Board set a public hearing for : Hamburg Village Line Rezoning - a 16 acre parcel from R-A, Residential Agricultural, to R-1, single family residence for four (4) 4 acre pieces for single family dwellings.

1. A wetland delineation has been completed for Mr. Knapp's property

Hearing to be set for May 22, 2006 at 7:00 p.m.



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716/655-2222
Fax: 716/655-2231
www.eckisrealty.com

April 17, 2006

Hamburg Planning Board
6100 South Park Avenue
Hamburg, NY 14075

RECEIVED

APR 17 2006

**TOWN OF HAMBURG
PLANNING DEPT.**

Re: Hamburg Village Line (Henry Knapp);
Lakeview Road; M-2 Zone and 16 Acres RA Zone
April 19, 2006 Planning Board Agenda

Dear Members of the Board:

After completing the new DEC wetland delineation of the M-2 zoned parcel, the wetland area has increased substantially. The market value of the parcel, therefore, has been greatly reduced. There is no economic reason to pursue any further subdivision. Please withdraw the subdivision request for the M-2 zoned parcel.

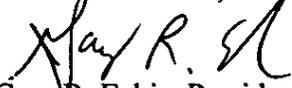
The 16-acre parcel has also been redelineated, as you requested. The wetlands area has not changed. Enclosed are final minor subdivision plans, with DEC-confirmed and surveyed wetlands.

The estate of Mr. Knapp respectfully asks the Planning Board to recommend rezoning from R-A to R-1, and to approve the minor subdivision to allow four, 4-acre home sites.

The Knapp family has owned this land for generations and has suffered substantial market value losses. Anything the Planning Board and Town Board can do to help conclude rezoning and minor subdivision would be greatly appreciated.

Sincerely,

ECKIS REALTY, INC.


Gary R. Eckis, President
gary@eckisrealty.com

GRE:cfe

Enclosures

Copy: Henry Knapp
Michael J. Borowiak, P.L.S.
Robert W. Grimm Jr., Esq.

Notes on projects

1st Niagara Bank

Route 5 Overlay Requirements

- building to be set back between 15' and 50'
 - setback area must be landscaped
 - yard area of 5' must separate parking area from adjoining parking areas
 - dumpsters must be 20' from residence
 - ground level mechanics must be screened
 - building design should be nautical
 - elevations (front & sides at least) must be submitted.
-
- 5' sidewalks must be installed in ROW
 - pedestrian walkways must be provided between buildings

Landscaping

Landscape plan does not indicate % of green space
Interior parking area green space must be 5%
All medians must be at least 1' wide (median with back on building measures 5' wide)
All trees 8" diameter cannot be removed without Planning Board approval (there is a 38" maple with proposed rear parking area, and a 38" maple in the rear driveway.
At least one tree must be planted in the front setback area per 30' of frontage.
Trees must be planted at a ratio of 1 tree per 30' of side & rear yard dimensions.
2-1/2" caliper for new trees
Parking loading & Stacking areas adjacent to residential must be screened.

Signage

Ground level or monument signage recommended - no more than 4' above grade or 60
Street address must be posted on building

Access

Properties with frontage on two roads do not have the right to driveway access to all such roads.

Driveway spacing standards.

Wal-Mart Issues

Subdivision approval is required.
-A Special use permit is required for auto repair
A Special Use Permit is required due to the building size (over 100,000 s.f.)

Southwestern Blvd. Overlay

The property is within the Southwestern Blvd. Overlay District

Buffering for the neighbors to the rear of the property should be addressed.

Will Benderson ask for site plan approval of just Walmart, or include the additional retail buildings?

A landscape plan must be submitted

Elevations are required

50' setback area from the road must be landscaped (no parking allowed in this area)

1 tree per 30' of frontage must be planted in the 50' setback area.

No less than 10% of the site must be landscaped.

At least 5% of the parking area must be landscaped.

Parker Ridge

Code on cluster: -It is not the intent of these lands (lands required for open space) to be small un-utilized areas at the rear of lots.

**Town of Hamburg Legal Notice
Planning Board
Meeting - April 19, 2006**

The Town of Hamburg Planning Board will meet in Room 7B of Hamburg Town Hall on Wednesday, April 19, 2006 at 7:30 p.m. to review the following projects:

1. Public Re-hearing on Ridgefield Estates - 7:30 p.m.
2. Wal-Mart Super Center - 5450 Southwestern Blvd.
3. Dollar General - Lake Avenue
4. Best Buy - McKinley Mall - 3701 McKinley Parkway-Recommendation to Town Bd.
5. First Niagara Bank - Lake Shore Road
6. Parker Ridge Cluster - Parker Road
7. Brierwood Medical Center - Bldg. 2 - Southwestern & Amsdell Rds.
8. Vanderbilt Properties - Adult Active Life Condos - Southwestern & Amsdell
9. Hamburg Village Line Rezoning - from R-A to R-1 Lakeview Rd.
10. Buffalo Rehab Expansion - South Park Avenue
11. Advanced Electronics - Big Tree & Southwestern Blvd.

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

Dated: April 6, 2006