

Town of Hamburg
Planning Board Meeting
Work Session, 5-3-06

The Town of Hamburg Planning Board met for a Work Session on Wednesday, May 3rd, 2006 at 7:30 p.m. in the Conference Room at S-6122 South Park Avenue. Those attending included Chairman Gerard Koenig, Vice-Chairman David Phillips, Secretary Paul Eustace, Steve McCabe, Karen Rogers. Others attending included: Michael Fruth, Attorney, Don McKenna, Attorney, Drew Reilly, and Terry Dubey, Stenographer. Excused: Sasha Yerkovich, Richard Taber

Wal-Mart Super Center - Southwestern Blvd.

Mr. Reilly informed the Board that he received an e-mail from Steve Cleason outlining the studies they will be presenting to the Planning Board on the proposed Wal-Mart Super Center. Traffic studies will be submitted, utility studies, drainage and storm water calculations, a wetlands study, the visual impacts, reports on noise, as well as alternative analysis.

The Conservation Board is concerned about the closeness to the apartments and want to see sound walls and berms to screen out noise. The Board noted that they would like to see strict adherence to the 50' setback on Southwestern Blvd. There is also the concern about trucks, noise and odors. The big issue to be resolved is the sewers. A question was raised about deliveries. Response is that they usually deliver merchandise in the early afternoon and prior to 10:00 p.m. An exception to this would be delivering merchandise during the Thanksgiving and Christmas season.

The return date for Lead Agency is 5-3-06 and 5-17-06. Attorney Don McKenna noted that he recommends that a letter be delivered from the Planning Board asking for the particulars of the project. Mr. Reilly noted that at the next meeting, the board will go thru Part II of the EAF to outline information to be researched. The process includes the subdivision of land, a Special Use Permit, SEQR, and site plan approval.

Mr. Steve Cleason stated that they are working with the DOT on the road project and will need Town assistance during the construction process. Applicant was asked to consult with Councilman Cavalcoli, and the Town Attorney. The issue to be decided May 17th is whether this is to be a positive declaration or negative declaration. If a positive dec is determined, an EIS is in order.

(Engineering & Conservation comments attached.)

Hamburg Mobile Home Park - Southwestern Blvd.

New owners of the Hamburg Mobile Home Park appeared before the Planning Board with a new layout. The previous layout has never worked, and they have something better in mind. The plan is to redevelop the front portion of the property from 3 roads to two. They would be losing 3 lots and 5 rentals. Mr. Reilly stated that utilities will have to be relocated as they cannot be under the mobiles. The applicant is to consult with Rick Lardo of Engineering.

TOWN OF HAMBURG

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Supt. of Highways
JAMES F. CONNOLLY

TO: Planning Board

FROM: Engineering Dept.

DATE: 5/3/06

SUBJ: 5/3/06 PLANNING BOARD WORK SESSION 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



Town of Hamburg Conservation Advisory Board

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

May 3, 2006

To: G. Koenig, Drew Reilly - Planning Board

From: Doug Nichols-Conservation

Subject: Brierwood - Wal Mart - Demolition Phase Only

On 4-29-06, Ms. Rockwood & Messrs Carnevale, Drabek, McKeever & Nichols examined the site. The only thing we found to be of environmental significance was the wetland area. The site plan shows a detention pond at the northwest corner of the property. It is our opinion that this would be a slight enhancement to the wetland.

Our print did not show any buffering between the rear of the property and Lake Heights apartments—a proper buffer should be required to protect those apartments.

WITTER DESIGN

Golf Course Architects

Mr. Jack Willert
Hamburg Mobile Home Park
Southwestern Boulevard
Hamburg, NY 14075

May 2, 2006

RE: CONCEPT DESIGN: Planning & Design Issues in Comparison with Town of Hamburg General Code for Mobile Home Parks

Dear Jack:

The concept design is completed as we have discussed. To do so and as directed, we incorporated various understandings and design guidelines that were indicated on the previous Site Plan, dated March 31, 1997, as prepared by Bissell, Stone Associates, Engineering and Land Surveying, P.C. We have, at your request, incorporated additional planning and design criteria to best suit the improvements to the mobile home park and meet your development goals. Below, is a listing of the development issues and design criteria utilized and in some instances, an explanation of the impacts these parameters will have with the Town Code. The concept design and the comments to follow are based on the arrangement of lots on the northern half of the site.

1. The density of lots has decreased from 31 to 28.
2. The lots have been reoriented to an east-west direction for a better aesthetic arrangement of the mobile homes.
3. The setback for lots 1-7 from the west property line is 20' feet matching the previous setback indicated. This setback doesn't meet the 50' minimum as per the code, though it seems that the Planning Board was accepting the 20' previously noted. You would need a variance for this item.
4. The setback for lots 17-28 from the east property line is 25' feet matching the previous setback indicated. This setback doesn't meet the 50' minimum as per the code, though it seems that the Planning Board was accepting the 25' previously noted. You would need a variance for this item.
5. The minimum side yard setback for all lots is 8' feet giving a 16' minimum between mobile homes. The previous plan indicated 10' feet between homes. The code states a minimum of 20'. You would need a variance for this item.
6. The setback to the internal park roadway for all lots is 20' feet with the exception of lot 1 and 7 which are 15' feet. The previous plan indicated several at a 9' and some at 20'. The code requires 25'. You would need a variance for this item.
7. The pavement width for internal park roads is 20' feet matching the previous width indicated. The code requires 28'. You would need a variance for this item.
8. There are two roads servicing the northern portion of the development. Previously, there were three roadways. This arrangement is a definite improvement of circulation and safety for the park.
9. Three large earthberms with plantings are indicated near the entrances to buffer onsite and offsite views. Previously, there were two small and narrow earthberms with no plantings indicated.
10. The mailboxes have been repositioned for better access and would be integrated with the plantings.
11. Lot 1 is unconventional in a triangular shape and will require a variance for approval.
12. The minimum lot size per the code is 6,600 SF with a minimum width of 55'. The various lot sizes utilized are indicated below. None of the lots as designed meet the code, however, 80% are larger than the previous site plan design. You would need a variance for each of the lots shown.
13. Lot #'s 2-5 are approx. 50' X 90', or 4,500 SF.
14. Lot #6 is approx. 45' X 85', or 3,825 SF.
15. Lot #7 is approx. 42' X 82', or 3,444 SF.

16. Lot #'s 8-13 are approx. 45' X 100', or 4,500 SF.
17. Lot #'s 14-16 are approx. 42' X 100', or 4,200 SF.
18. Lot #'s 17-25 are on avg. approx. 45' X 125', or 5,625 SF.
19. Lot #'s 26 & 27 are approx. 45' X 140', or 6,300 SF. Lot #27 has a frontage of approx. 35'.
20. Lot #28 is approx. 50' X 120', or 6,000 SF with a frontage of 25'.
21. Lot #7 has a minimum setback from the NYSDOT R.O.W of 15'. The previous plan indicated 23'. The code requires 100' from any public R.O.W. You would need a variance for this item.
22. Lot #16 has a minimum setback from the NYSDOT R.O.W. of 27'. The code requires 100' from any public R.O.W. You would need a variance for this item. The previous plan indicated a building setback of existing structures at 9.57' and 20.33' respectively in this area.
23. Lot #27 has a minimum setback from the NYSDOT R.O.W. of 47'. The previous plan indicated 46'. The code requires 100' from any public R.O.W. You would need a variance for this item.
24. Lot #28 has a minimum setback from the NYSDOT R.O.W. of 36'. The previous plan indicated 46'. The code requires 100' from any public R.O.W. You would need a variance for this item.
25. The dashed lines indicated within each lot represent the potential building envelope based on the setbacks noted and not the actual placement of any particular individual mobile home.
26. Lot #'s 8-28 are wide enough and would allow the placement of a double-wide (24') mobile home. This would increase the tax base assessment for the Town and improve the overall quality of the park experience.

Respectfully Submitted by,



Scott A. Witter, President, R.L.A.
WITTER DESIGN, P.C.

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Supt. of Highways
JAMES F. CONNOLLY

TO: PLANNING BOARD

FROM: Engineering Dept.

DATE: 5/3/06

SUBJ: 5/3/06 PLANNING BOARD WORK SESSION AGENDA
Revisions to Hamburg Mobile Home Park Southwestern Blvd.

The following are review comments on a conceptual lot layout plan dated 4/22/06:

- (1) The location of the existing sanitary sewer and waterline is to be shown on the plan. Units are to be located a minimum of ten (10') feet away from the lines to allow proper access for maintenance and repair.
- (2) The earth berm with plantings are located on the Southwestern Blvd. right-of-way. Approval of the New York State Department of Transportation is required for the work within their right-of-way.

Richard J. Lardo
Principal Engineer

Mr. Eustace will review the site plan and report back to the Planning Board.

Stone Bridge Patio Homes - Newton Road

Mr. Reilly noted that the applicant has sketch plan direction for the Stone Bridge project. One of the things that the Conservation Board is concerned with is building near gas lines and that this should be avoided, as well as concern with unbuildable lots. It was noted that this is a federal wetlands and the applicant is consulting with the Army Corps of Engineers and looking for a linear crossing permit. Item to be on next agenda.

Vanderbilt Properties - 43 acres of land on Southwestern Blvd. For retirement community. Rezoning to PUD.

Mr. Reilly stated that this parcel requires a rezoning to PUD . Concern has been expressed about the density, lack of green space, and the need for a secondary entrance. Mr. Phillips stated that according to the last master plan, there were to be no more rezonings in that section of town and to keep Lakeview rural. This project will also require an amendment to the master plan.

First Niagara Bank - Lake Shore - Applicant is working to obtain permission to use the access on the Benderson property as opposed to a cut thru to Orchard Ave. More information will be available for the May 17th meeting.

Parker Ridge Cluster - Applicant asked to be tabled. Calculations should be submitted especially in the areas where easements are required.

Elm Sr. Housing - Sowles Road

The parcel on Sowles is zoned R-3 to accommodate senior housing. The apartment building will be 3 stories with 50 units available. One of the amenities is a computer education building for seniors.

World Gym - Camp Road

World Gym has been asked to relocate from the Brierwood Plaza. The facility on Camp Road currently houses antique cars and the applicant plans to renovate the front facade. The Conservation Board has some concerns as to whether there is asbestos in the building as well as grease traps. Steve McCabe will do a review of the facility.

White 2 lot Minor Subdivision - Wood Avenue

Applicant would like to subdivide the property on Wood Avenue. An appearance was made at the ZBA on 5-2-06. However, no action could be taken as an up to date survey is not available and lot dimensions are needed.

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Supt. of Highways
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TO : Planning Board

FROM: Engineering Dept.

DATE: 5/3/06

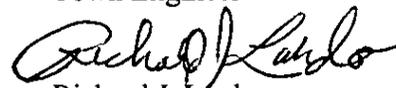
SUBJ: 5/3/06 PLANNING BOARD WORK SESSION AGENDA
Stone Bridge Subdivision - McKinley Pkwy. at Newton Rd.

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

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

All comments are to be satisfactorily addressed for approval.

Gerard M. Kapsiak, P.E.
Town Engineer


Richard J. Lardo
Principal Engineer

**Stonebridge Patio Homes
Review 4-21-06**

To: Planning Board
From: Sarah Des jardin

Lots 20, 21, and 22 contain a substantial amount of wetlands. On 2-1-06, the Planning Board indicated its concern regarding wetland area **avoidance**.

There is the potential on Lots 20, 21 & 22 that a home could be built without disturbing the wetlands on the site, but then in the future, the homeowner might want to put in a pool, shed, or add on to the home, infringing at that point on the wetlands.

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JAMES F. CONNOLLY

TO: Planning Board

FROM: Engineering Dept.

DATE: 5/3/06

SUBJ: 5/3/06 PLANNING BOARD WORK SESSION 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

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Supt. of Highways
JAMES F. CONNOLLY

TO: Planning Board

FROM: Engineering Dept.

DATE: 5/3/06

SUBJ: 5/3/06 PLANNING BOARD WORK SESSION AGENDA
Parker Ridge Phase 4 Subdivision

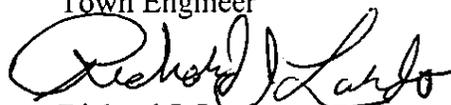
The following are review comments on sketch plans dated 2/17/06:

- (1) General Comments
 - The site is tributary to Erie County Sewer District No. 3 (ECSN 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



Town of Hamburg Conservation Advisory Board

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

May 3, 2006

To: Gerry Koenig, Drew Reilly, & Planning Board

From: Doug Nichols - Conservation Board

Subject: World Gym - Camp Road

On 4-29-06, Ms. Rockwood, & Messrs. Carnevale, Drabek, McKeever & Nichols examined the site at 5110 Camp Road. We did not have access to the building, but we did investigate the exterior portions of the site.

We found no evidence of any hazardous materials on the site, however, we have some concerns about the interior of the building. It is unknown whether any asbestos materials were used in the construction of the building. Also unknown is whether or not underground storage tanks (eg. waste, oil) exist on the site. Finally, it is also unknown whether old hydraulic lifts still exist in the building. These are all potential environmental hazards and should be addressed by the developer.

As a suggestion, we also recommend that upon completion of construction that the entire front area between the driveways be a lawn area with appropriate landscaping. This project is significant enough that a full EAF should be required.

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Supt. of Highways
JAMES F. CONNOLLY

TO: Planning Board

FROM: Engineering Dept.

DATE: 5/3/06

SUBJ: 5/3/06 PLANNING BOARD WORK SESSION AGENDA
World Gym - 5110 Camp Road

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

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

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

All comments are to be addressed for approval.



Richard J. Lardo
Principal Engineer

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JAMES F. CONNOLLY

TO: Planning Board

FROM: Engineering Dept.

DATE: 5/3/06

SUBJ: 5/3/06 PLANNING BOARD WORK SESSION AGENDA
Elm Senior Housing - Sowles Road

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

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

All comments are to be addressed for approval.

Richard J. Lardo
Principal Engineer

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Supt. of Highways
JAMES F. CONNOLLY

TO: Planning Board

FROM: Engineering Dept.

DATE: 5/3/06

SUBJ: 5/3/06 PLANNING BOARD WORK SESSION AGENDA
White Minor Subdivision - Wood Avenue

The following are review comments on a survey dated 9/21/05:

- (1) We have not received a legal description for the parcel.
- (2) Public sanitary sewer and water service are available to the site.
- (3) There are no public sidewalks in the area. We recommend waiving sidewalks for the project.
- (4) We have no objection to waiving the map cover for the project.

Richard J. Lardo
Principal Engineer

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TO: Planning Board

FROM: Engineering Dept.

DATE: 5/3/06

SUBJ: 5/3/06 PLANNING BOARD WORK SESSION AGENDA
Himmel Minor Subdivision - 4231 Victorian Drive

The property is currently a duplex. The Building Department must verify that both units have separate utilities and the required firewall for approval of the subdivision.

Richard J. Lardo
Principal Engineer

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TO: Planning Board

FROM: Engineering Dept.

DATE: 5/3/06

SUBJ: 5/3/06 PLANNING BOARD WORK SESSION 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

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GERARD M. KAPSIK, P.E.



Town Attorney

VINCENT J. SORRENTINO

Town Clerk

CATHERINE A. RYBCZYNSKI

Supt. of Highways

JAMES F. CONNOLLY

TO : Planning Board

FROM: Engineering Dept.

DATE: 5/3/06

SUBJ: 5/3/06 PLANNING BOARD WORK SESSION 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

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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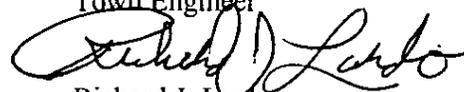
SUBJ: 5/3/06 PLANNING BOARD WORK SESSION AGENDA
First Niagara Bank (adjacent to 4923 Lake Shore Road)

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

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

All comments are to be satisfactorily addressed for approval.

Gerard M. Kapsiak, P.E.
Town Engineer


Richard J. Lardo
Principal Engineer

May 2, 2006

Memo To: Planning Board
From: Planning Department

Re: 5-3-06 Agenda

The following outlines the status of the projects on the 5-3-06 agenda:

1. Wal-mart Super Center - this project is still in the sketch plan stage. Regarding the SEQRA process, the Planning Board is lead agency and needs to decide whether or not to issue a Positive Declaration based on the size of the project. Concerns raised at the 4-19-06 Planning Board meeting centered around traffic safety, utilities and the aesthetics of the building. The site lies in the Southwestern Boulevard Overlay District, which requires a 50' setback from Southwestern Blvd. that is landscaped.

Action: Additional sketch plan direction, if applicable, and a decision on whether or not to issue a Positive Declaration.

2. First Niagara Bank - site plan At the 4-19-06 Planning Board meeting, the issues that were discussed were access to Orchard Avenue, the fact that a nautical theme is desired by the Shoreline Committee and the requirements of the Route 5 Overlay District. The applicant was directed to speak to Benderson again regarding the possibility of using the drive thru on the Benderson property.

Action: Additional sketch plan direction.

3. Parker Ridge Cluster - The project is still at the required sketch plan stage necessary for the use of a cluster development. The applicant has not yet submitted a written response from NYSEG regarding the homes proposed near power lines.

Action: Additional sketch plan direction and possible authorization to utilize cluster development.

4. Vanderbuilt Properties Rezoning - A PUD is proposed for an adult lifestyle community. The land is currently zoned R-A. The Master Plan would have to be amended to allow this project. At the 4-19-06 Planning Board meeting, members' concerns dealt with the project being too dense, the need for an emergency secondary access and the need for more green space on the site. Additionally, the site is located in the Southwestern Boulevard Overlay District. Nothing new has been received from the applicant.

Action: Direction on the project layout and PUD request.

5. Brierwood Medical Center - sketch site plan - nothing new has been received from the applicant.

6. Buffalo Rehab—sketch site plan. Applicant is in the process of purchasing the adjacent residence. Nothing new has been received from the applicant.

New Projects:

1. Elm Senior Housing (Sowles Road) - sketch site plan. The applicant has submitted a site plan for a proposed 50 unit senior housing facility. A computer facility (single story 25' x 55') is also proposed, which would be used by the Town of Hamburg residents. The site is zoned R-3, which allows the proposed use.

Action: Sketch plan direction

2. World Gym (Camp Road) sketch site plan. The applicant has submitted a site plan for a proposal to renovate an existing structure (formerly an auto dealership) into a World Gym facility. The site is in the Camp Road Overlay District (Regional Hospitality area). The site is zoned C-2, which allows the proposed use.

Action: sketch plan direction

3. White 2 lot subdivision - minor subdivision

This proposed subdivision needs a variance & was tabled on 5-2-06 from the ZBA. Level. An up to date survey showing dimensions is required.

4. Hummel 2 lot subdivision - ?

5. Stone Bridge Cluster - sketch plan.

The applicant has Planning Board authorization to utilize cluster development. The wetland delineation has been completed and submitted to the Army Corps of Engineers for determination. A revised drawing has been submitted for the Planning Board's review. Concerns were raised previously about building on lots that contain wetlands. An outstanding concern of the Planning Board is the high pressure gas lines.

Action: Planning Board possible acceptance of the lot count. .

**Stonebridge Patio Homes
Review 4-21-06**

To: Planning Board
From: Sarah Des jardin

Lots 20, 21, and 22 contain a substantial amount of wetlands. On 2-1-06, the Planning Board indicated its concern regarding wetland area **avoidance**.

There is the potential on Lots 20, 21 & 22 that a home could be built without disturbing the wetlands on the site, but then in the future, the homeowner might want to put in a pool, shed, or add on to the home, infringing at that point on the wetlands.

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LEGAL NOTICE TOWN OF HAMBURG PLANNING BOARD MAY 3, 2006

The Town of Hamburg Planning Board will meet in the Conference Room at S-6122 South Park Avenue on Wednesday, May 3, 2006 at 7:30 p.m. to discuss the following:

1. Wal-Mart Super Center — Brierwood Plaza — Southwestern Blvd.
 2. First Niagara Bank — Lake Shore Road
 3. Parker Ridge Cluster — Parker Road
 4. Vanderbilt Properties — Adult Active Life Condos — Southwestern & Amsdell
 5. Brierwood Medical Center — Amsdell & Southwestern Blvd.
 6. Buffalo Rehab Expansion — South Park Avenue.
- New Projects:
1. Elm Senior Housing — Sowles Road
 2. World Gym — 5110 Camp Road
 3. White 2 lot subdivision — Wood Avenue
 4. Hummel 2 lot Subdivision
 5. Stone Bridge Cluster — Newton Road

Gerard Koenig, Chairman
Paul Eustace, Secretary
Planning Board

Dated: April 20, 2006
4-27

**Legal Notice
Town of Hamburg
Planning Board
May 3, 2006**

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New Projects:

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5. Stone Bridge Cluster - Newton Road

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

Dated: April 20, 2006