**Legal Notice**
**Town of Hamburg Planning Board**
**May 18, 2005**

**The Town of Hamburg Planning Board will meet for a regular session on Wednesday, May 18th, 2005 at 7:30 p.m. in Room 7B of Hamburg Town Hall. The following will be up for discussion and possible approval:**

1. Public Hearing - Spruce Ridge Subdivision - Abel Road - 7:30 p.m.
2. Special Use Permit - South Park Garage - South Park at the Thruway - 7:45 p.m.
3. Hickey Farms Project - South Park & Big Tree
4. BFG Manufacturing - Jeffrey Blvd.
5. Recommendation of McKenzie's rezoning from R-2 to W-C, Waterfront Commercial for a parking lot.
6. Fisher Warehouse - Maelou Drive - 5000 s.f. building

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

**Dated: 5-5-05**

**Town of Hamburg Planning Board**
**May 18th, 2005**
Actions Taken

| | |
|---|---|
| **Spruce Ridge Subdivision**<br>**Abel Road** | **Approved preliminary with conditions** |
| **Special Use Permit**<br>**South Park Garage**<br>**South Park at the Thruway** | **Tabled to June 1st, 2005. Lead Agency Established.** |
| **Hickey Farms Project**<br>**South Park & Big Tree** | **Tabled to June 1st, 2005** |
| **McKenzie's Rezoning from**<br>**R-2 to W-C.** | **Favorable recommendation submitted to the Town Board** |
| **Fisher Warehouse Addition**<br>**5699 Maelou Drive** | **Approved** |
| **Planning Board tour of sites and subdivisions** | **Scheduled for June 8th, 2005 at 6:30 p.m.** |

**Town of Hamburg Planning Board**
**Meeting - May 18, 2005**

The Town of Hamburg Planning Board met for a regular meeting on Wednesday, May 18, 2005 at 7:30 p.m. in Room 7B of the Hamburg Town Hall. Those attending included: Chairman Gerard Koenig, Vice-Chairman David Phillips, Secretary Paul Eustace, Sasha Yerkovich, Bob Reynolds, Karen Rogers, Steve McCabe. Others attending included: Drew Reilly, Councilman Cavalcoli. Attorney Michael Fruth, Attorney Don McKenna, and Terry Dubey, Stenographer.

Minutes of the meeting of April 6th, 2005 were approved on motion by Mr. Phillips, seconded by Mr. Eustace. Carried.

Minutes of the meeting of April 20th, 2005 were approved on motion by Mr. Reynolds, seconded by Mrs. Rogers. Carried.

Minutes of the meeting of April 27th, 2005 were approved on motion by Mr. Phillips, seconded by Mr. Eustace. Carried.

**Spruce Ridge Subdivision - J. Armbruster - Abel Road**

Secretary Eustace read the following Legal Notice of Public Hearing:

**LEGAL NOTICE**
**TOWN OF HAMBURG**
**SPRUCE RIDGE**
**4 LOT SUBDIVISION**

Notice is hereby given that the Town of Hamburg Planning Board will conduct a Public Hearing for a 4 lot subdivision known as "Spruce Ridge" Subdivision for J. Armbruster located on the east side of Abel Rd. on 5-18-05 at 7:30 p.m. in Room 7B of Hamburg Town Hall.

THAT TRACT OR PARCEL OF LAND, situate in the TOWN OF HAMBURG, COUNTY OF ERIE and STATE OF NEW YORK, being part of Lot Number 20, Township 9 and Range 8 of the Holland Land Company's survey, bounded and described as follows:

BEGINNING at a point in the center line of Abel Road, said center line being the west line of Lot No. 20, 90 feet North of a Northwest corner of land conveyed to Melissa Stoddart by deed recorded in the Erie County Clerk's Office in Liber 8972 of deeds at page 364; running thence easterly at right angles, 224.75 feet to a point; running thence northerly parallel with the center line of Abel Road, 533.23 feet to the north line of Lot Number 20, 224.75 feet to the northwest corner of said lot, said point being in the center line of Abel Road; 526.70 feet to the point or place of beginning.

Dated: 4-21-05
Gerard Koenig, Chairman
Paul Eustace, Secretary
Planning Board
4-28

Mr. John Armbruster appeared on behalf of his application for a 4 lot subdivision on the east side of Abel Road. The corrected deeds have been submitted to the Planning Board Attorney for review and approval. When one of the lots was split off, it was recorded on the wrong land. That is the problem to be addressed this evening. It was noted that certified copies of the recorded deeds are to be submitted to the Planning Department.

Spruce Ridge (Cont.)

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

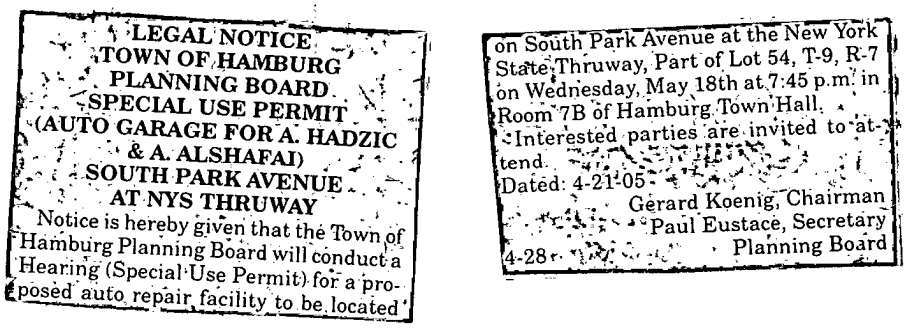
Motion was made by Mr. Philips, seconded by Mr. Reynolds to issue a Negative Declaration on the project, approve the preliminary plat contingent on submission of certified copies of the deeds to the Planning Department, waive the sidewalk requirement and filing of the map cover, and accept the full recreation fee for each lot. Carried.

**Saxon Clark Street Station - Change in drawing**

This project was approved at the last meeting. The applicant was asked to put curbing at the front. Mr. Saxon noticed that there is something that does not work for him. The portion of the property whereby truck deliveries are made requires asphalt. Board members noted that the change is acceptable.

**Special Use Permit - South Park at the Thruway**

Secretary Eustace read the following Legal Notice of Public Hearing:



LEGAL NOTICE
TOWN OF HAMBURG
PLANNING BOARD
SPECIAL USE PERMIT
(AUTO GARAGE FOR A. HADZIC & A. ALSHAFAI)
SOUTH PARK AVENUE AT NYS THRUWAY

Notice is hereby given that the Town of Hamburg Planning Board will conduct a Hearing (Special Use Permit) for a proposed auto repair facility to be located on South Park Avenue at the New York State Thruway, Part of Lot 54, T-9, R-7 on Wednesday, May 18th at 7:45 p.m. in Room 7B of Hamburg Town Hall.

Interested parties are invited to attend.

Dated: 4-21-05

Gerard Koenig, Chairman
Paul Eustace, Secretary
Planning Board

4-28

Chairman Koenig declared the hearing open. Mr. James Allen, of the Allen Group appeared before the Planning Board on the proposed 80' x 100' 4 bay auto repair garage to be located on South Park adjacent to the Thruway for A. Hadzic and A. Alshafai. A landscape plan was also submitted. This will be a steel building with painted broken face exposed masonry in the front, color of which has not as yet been chosen. Landscaping in the front is to consist of dwarf crabapple, with gold mop cypress, boxwoods, ice blue junipers, as well as king maples.

Mr. Allen noted that they stopped at the adjacent neighbors twice, but did not get to talk to them. If they would like a stockade fence or arborvitae, we are willing to provide them for buffering.

Mr. Drew Reilly explained to the board that this is a C-2 district, which allows: "filling stations, gasoline stations, and automotive repair services (including oil change, muffler and brake shops, collision shops and tire shops), provided that all repairs/work shall be conducted in an enclosed building." by Special Use Permit. To receive approval of this project, the applicant must

# 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



ervisor
PATRICK H. HOAK

Councilmen
D. MARK CAVALCOLI
KATHLEEN COURTNEY HOCHUL
JOAN A. KESNER
THOMAS J. QUATROCHE, JR.

Town Engineer
GERARD M. KAPSIAK, 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: 5/18/05

SUBJ: 5/18/05 PLANNING BOARD MEETING AGENDA
Spruce Ridge Minor Subdivision - Abel Road

The following are review comments on a Preliminary Plat Plan dated 3/17/05:

(1) The Planning Board previously (5/21/03) approved a two lot subdivision at this site. The lots were the exempt lot and the remainder of the parcel now shown as proposed Lot Nos. 1 thru 4. The exempt lot was never properly created by recording a deed in the Erie County Clerk's office. No further subdivision should be approved prior to the required deed being filed.

(2) According to the Town Assessor's records, a 114 feet wide lot was sold on 3/29/04 along the northerly portion of proposed Lot No. 4 without the Planning Board's subdivision approval. This lot should be shown on the survey.

(3) If five (5) lots are being created, it will be necessary to record a map cover for the subdivision.

(4) Public sanitary sewer service and water service are available. The existing home on proposed Sublot No. 3 is currently on a septic system. The existing home should be required to connect into the public sanitary sewer as a condition of approval of the subdivision. Such connection is required by Section 205-6B of the Town Sanitary Sewer Code.

(5) There are currently no public sidewalks along Abel Road in this area. We have no objection to waiving the sidewalk requirement.

All comments are to be satisfactorily addressed for approval.

Gerard M. Kapsiak, P.E.
Town Engineer

Richard J. Lardo
Principal Engineer

4962 South Park Avenue
Hamburg, NY 14075
May 12, 2005

To: Town of Hamburg Planning Board Members:

Subject: South Park Garage - South Park at the Thruway

I, Irene Granica, of 4962 South Park Avenue, Hamburg, NY, am the owner of property next door to the proposed auto repair shop of Azam Hadzic and Abdel AlShafari. I, my daughter Elaine, and our neighbors are against the project for the following reasons:

1. The 80' x 100' building would spoil the beauty of this little community. It would devalue our properties considerably. The four homes, in proximity to the garage repair shop, are over $100,000 each and are beautifully kept and maintained.

2. Issues: The noise from the shop, the junk cars, signs, fumes from their painting, as well as the Thruway, since the trees, which absorb the impure air now from the cars and trucks, would be removed. All that mess would devalue the entire area.

3. The big problem now is drainage. The lot is a swamp and has been for several years. If they build a repair shop, the water will revert to our properties as there is only 2-1/2 feet of soil on top of shale. Shale does not absorb water and it smells like kerosene. This would cause flooding in our back yards. The lot is the last remnant of a wet land that stretched across the Thruway and back beyond the H2O tower. It now catches and holds the runoff from South Park Avenue and our property.

4. Traffic is a safety issue on South Park Avenue, which is very busy especially on weekends. I am referring to the auto repair shop's driveway which is 22 feet from the Thruway bridge. The railing on the bridge is an obstruction when coming out of the driveway. A car on the bridge northbound would not see a car in their driveway till they are 1/2 way across the bridge.

5. Health Issue: The stagnant water on the lot breeds mosquitoes and a threat of the West Nile Virus.

6. Cutting down the trees would affect my ten (10) different kinds of birds namely, a beautiful hawk, red cardinals, golden finches, woodpeckers, sparrows and many others. To me, the birds are most important.

7. We have lived at 4962 South Park Avenue for 45 years on the north side of the bridge and 8 years on the south side. Our house was moved from the south side to the north side of South Park Avenue. We have paid our taxes faithfully and have been and are good citizens participating in

church, schools, and community activities. With the repair shop next door, we'd never be able to sell our home.

8. Buffering is important. If this approval is granted, our only recourse is to request a 7ft. High stockade fence for a length of 250 feet, as installed by Armor Fence.

In closing, please consider our concerns.

Sincerely,

Irene Granica

# REAL ESTATE BROKERS OPINION

**FOR PROPERTY AT:**

**4962 SOUTH PARK AVE., HAMBURG, NY**

**PREPARED BY:**

**BOBBIE KAGLE, CRB, CRS, GRI, SRES**
**ASSOCIATE BROKER**
**MJ PETERSON REAL ESTATE**

**MAY 18, 2005**

# BROKERS OPINION

## 4962 SOUTH PARK AVENUE,HAMBURG,NY

This property is improved by a 2 story all brick cape cod style house and a large brick 2 car garage situate on a lot having 87 feet frontage with a depth of 268 feet. The house is sizable with 1,710 square feet of living space. The living room (13 X 20) has hardwood floors and a wood burning fireplace; the formal dining room (12 X 14.5) has hardwood floors; the kitchen with the eating area (10 X 20) has vinyl flooring in very good condition with no built-ins; the first floor bathroom (5X10) has a pedestal sink, shower in tub with surround and vinyl floor; first floor bedroom (10 X 14.5) has hardwood floors; the second floor consists of 4 bedrooms with a full bathroom. The upper bedrooms measure : 10 X 16, 10 X 16.5, 9 X 17, 9 X 14. The house when built in 1951 was built with tongue and groove sheeting, two coats of plaster for the walls, fiberglass insulation with foil, all Anderson windows, and Armstrong flooring. The furnace was replaced new in 1995, the hot water tank new in 1990, the roof redone in 1976. The electric service is fuses. The basement is semi-finished with a rec. room and wet bar done in knotty pine. The garage has a 3 foot footer with tongue and groove sheeting and the roof replaced in 1997. All the doors in the house are solid wood and the house maintains natural woodwork throughout. The grounds of the property show pride in ownership and are park like with various flower beds of perennials and flowering shrubs attracting butterflies and various birds, with feeders strategically placed in the yard. The property is in very good and updated condition, which again shows pride in ownership. When the Granica's built this house they used the best of quality in construction. This is a very well built house! An estimate of value for this property in todays market would be approximately $140,000 to $150,000. It would diminish the saleability of this property greatly to allow a 80 foot by 100 foot car repair facility to be built and operate on the property next to this lovely original owner home. It would also affect the saleability of the other homes in the area. This is an area of a private high school and private four year college, this area should enhance some of the finer assests that Hamburg has to offer to the area, not detract from it.

It is difficult to find like situations in the area from recent sales but the property located at 3362 Nash Road, Hamburg sat on the real estate market for months not being sold as there is a large office building and parking lot right next to this property. The property was in beautiful condition, spotless and well cared for – another cape cod style house with 3 bedrooms and 2 bathrooms all renovated with new kitchen cabinets and ceramic in both baths, all new vinyl clad windows throughout including all glass block windows in the basement which was very dry. The yard was spacious (50 X 140) but not very private with the business wrapped around the side and back of this property.

This scenario is common in areas of Camp Road and Sowles Road and Southwestern Blvd. where we have mixed use of the land. But it truly would be a shame to let a car repair business detract from the appearance of the area near Immaculata High School and Hilbert College where the Granica family have made their home for 56 years!

# Petition to the Hamburg Town Planning Board:

**We the undersigned oppose the building of an 80x100 foot auto repair garage on the vacant wood lot between the New York State Thruway and 4962 South Park Avenue for the following principal reasons:**

1) **Traffic safety:**
   ***The driveway will be placed approximately 100 feet from the guard rail of the Thruway bridge. For cars exiting the drive the view of oncoming north bound traffic on South Park is obscured by the bridge railing and the guard rail.**
   ***North bound cars on South Park can not clearly see cars exiting the drive till they are almost off the bridge.**
   ***Also it is right where the south bound lanes on South Park converge to one lane which will make it difficult for cars entering or exiting the drive.**
   ***Increased traffic around bridge and possible congestion on the bridge from cars trying to turn into the drive.**
2) **A large warehouse type building will be incompatible with the surrounding residential homes and be a detriment to adjacent property and adversely effect property values.**
3) **There are also varied additional reasons, such as: the increased potential for toxic hazards and concern of environmental problems from storm runoff and the septic system, drainage problems for the adjacent properties and the Thruway, increase of noise and fumes, standing or junk cars, loss of green space, etc.**

| NAME | ADDRESS AND PHONE | SIGNATURE |
|---|---|---|
| SISTER JUDITH SALZMAN | 5251 S. Park Ave Hamburg 649-1792 649-1205 | Sister Judith Salzman fssj |
| Sister M. Gregory | 5286 S. Park ave Hamburg | La Sala |
| Sr Marinella Nicewicz | 5286 S Park Ave. Hamburg, NY | Sr Marinella CSSJ |
| Sister M. Regis Zhoch | 5286 South Park Hamburg, N.Y. | 649-1205 |
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NEAR IA

# Petition to the Hamburg Town Planning Board:

**We the undersigned oppose the building of an 80x100 foot auto repair garage on the vacant wood lot between the New York State Thruway and 4962 South Park Avenue for the following principal reasons:**

1) **Traffic safety:**
   ***The driveway will be placed approximately 100 feet from the guard rail of the Thruway bridge. For cars exiting the drive the view of oncoming north bound traffic on South Park is obscured by the bridge railing and the guard rail.**
   ***North bound cars on South Park can not clearly see cars exiting the drive till they are almost off the bridge.**
   ***Also it is right where the south bound lanes on South Park converge to one lane which will make it difficult for cars entering or exiting the drive.**
   ***Increased traffic around bridge and possible congestion on the bridge from cars trying to turn into the drive.**
2) **A large warehouse type building will be incompatible with the surrounding residential homes and be a detriment to adjacent property and adversely effect property values.**
3) **There are also varied additional reasons, such as: the increased potential for toxic hazards and concern of environmental problems from storm runoff and the septic system, drainage problems for the adjacent properties and the Thruway, increase of noise and fumes, standing or junk cars, loss of green space, etc.**

| NAME | ADDRESS AND PHONE | SIGNATURE |
|---|---|---|
| JAN FRANTZ | 4789 Bayview, Hamburg | Jan Frantz |
| SUE ZAJAC | 101 SHANNON DR, Hamburg | Sue Zajac |
| Cheryl May | 4001 Buffalo Ave Hamburg | Cheryl A May |
| Dorothy Spitler | 2079 Lake View Rd, Lakeview | Dorothy Spitler 627-3431 |
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# Petition to the Hamburg Town Planning Board:

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**We the undersigned oppose the building of an 80x100 foot auto repair garage on the vacant wood lot between the New York State Thruway and 4962 South Park Avenue for the following principal reasons:**

1) **Traffic safety:**
   ***The driveway will be placed approximately 100 feet from the guard rail of the Thruway bridge. For cars exiting the drive the view of oncoming north bound traffic on South Park is obscured by the bridge railing and the guard rail.**
   ***North bound cars on South Park can not clearly see cars exiting the drive till they are almost off the bridge.**
   ***Also it is right where the south bound lanes on South Park converge to one lane which will make it difficult for cars entering or exiting the drive.**
   ***Increased traffic around bridge and possible congestion on the bridge from cars trying to turn into the drive.**
2) **A large warehouse type building will be incompatible with the surrounding residential homes and be a detriment to adjacent property and adversely effect property values.**
3) **There are also varied additional reasons, such as: the increased potential for toxic hazards and concern of environmental problems from storm runoff and the septic system, drainage problems for the adjacent properties and the Thruway, increase of noise and fumes, standing or junk cars, loss of green space, etc.**

| NAME | ADDRESS AND PHONE | SIGNATURE |
|---|---|---|
| Lorrie Whitfield | Meatacet Lack NY 14218 | Lorrie Whitfield |
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| NAME | ADDRESS AND PHONE | SIGNATURE |
|---|---|---|
| Guy Peterson | 4214 Howard Road Hamburg N.Y. 14075 | Guy Peterson |
| Bruce Granica | 4962 So Park Ave. Hmbg. 14075 | Bruce Granica |
| Joan M. Suto | 4220 Howard Rd. 14075 649-4145 | Joan M Suto |
| RICHARD L SUTO SR. | 4220 HOWARD RD, Hamb | Richard L Suto Sr |
| Kerby D Hahn | 5207 SPARK AVE. HAMBURG N.Y. 14075 | |
| Louis Corsetti | 5185 SO. PARK | |
| KIM CODD | 5777 So. PARK HAMBURG NY 14075 | |

# Petition to the Hamburg Town Planning Board:

**We the undersigned oppose the building of an 80x100 foot auto repair garage on the vacant wood lot between the New York State Thruway and 4962 South Park Avenue for the following principal reasons:**

1) **Traffic safety:**
   ***The driveway will be placed approximately 100 feet from the guard rail of the Thruway bridge. For cars exiting the drive the view of oncoming north bound traffic on South Park is obscured by the bridge railing and the guard rail.**
   ***North bound cars on South Park can not clearly see cars exiting the drive till they are almost off the bridge.**
   ***Also it is right where the south bound lanes on South Park converge to one lane which will make it difficult for cars entering or exiting the drive.**
   ***Increased traffic around bridge and possible congestion on the bridge from cars trying to turn into the drive.**
2) **A large warehouse type building will be incompatible with the surrounding residential homes and be a detriment to adjacent property and adversely effect property values.**
3) **There are also varied additional reasons, such as: the increased potential for toxic hazards and concern of environmental problems from storm runoff and the septic system, drainage problems for the adjacent properties and the Thruway, increase of noise and fumes, standing or junk cars, loss of green space, etc.**

| NAME | ADDRESS AND PHONE | SIGNATURE |
|---|---|---|
| Richard J Podkulski | 4332 McGinley Pkwy | Richard J Podkulski |
| RICHARD A. PODKULSKI | 4169 MISTYMEADOW LANE | |
| Gidget Podkulski | 4169 Mistymeadow Ln Hbg | Gidget Podkulski |
| Jacqueline Connelly | 7086 Taylor Rd. Hamburg | Jacqueline Connelly |
| Brien Connelly | 7086 Taylor Rd Hamburg | Brien Connelly |
| Lucille Bogold | 3867 Yale Ave Hamburg | Lucille Bogold |
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Sisters – Mrs. Granica dropped off —
Meeting is Wednesday night —

# Petition to the Hamburg Town Planning Board:

NEAR IA

**We the undersigned oppose the building of an 80x100 foot auto repair garage on the vacant wood lot between the New York State Thruway and 4962 South Park Avenue for the following principal reasons:**

1) **Traffic safety:**
   ***The driveway will be placed approximately 100 feet from the guard rail of the Thruway bridge. For cars exiting the drive the view of oncoming north bound traffic on South Park is obscured by the bridge railing and the guard rail.**
   ***North bound cars on South Park can not clearly see cars exiting the drive till they are almost off the bridge.**
   ***Also it is right where the south bound lanes on South Park converge to one lane which will make it difficult for cars entering or exiting the drive.**
   ***Increased traffic around bridge and possible congestion on the bridge from cars trying to turn into the drive.**
2) **A large warehouse type building will be incompatible with the surrounding residential homes and be a detriment to adjacent property and adversely effect property values.**
3) **There are also varied additional reasons, such as: the increased potential for toxic hazards and concern of environmental problems from storm runoff and the septic system, drainage problems for the adjacent properties and the Thruway, increase of noise and fumes, standing or junk cars, loss of green space, etc.**

| NAME | ADDRESS AND PHONE | SIGNATURE |
|---|---|---|
| Betty Blakely | 2029 Lake View Rd. 627-3431 | Betty N. Blakely |
| Sr. Mary Anne S. | 5286 So Park 649-1205 | Sr. Mary Anne S |
| SR. CLAIRE A. TORLA | 5286 So Park Ave 649-1205 | S Claire A Torla |
| S Marvina Kupiszewski | 5286 So. Park Ave 649-1205 | S Marvina |
| Sr. Mary Hermelina F.S.S.J. | 5286 S. Park Ave Hamburg N.Y. 14075 | |
| Sister M. Claretta F.S.S.J. | 5286 S Park Ave Hamburg N.Y. 14075 | |
| Sister M Martinian F.S.S.J. | " " " " | |
| Sister Helen Kuc F.S.S.J. | 5286 So. Park Ave Hamburg NY 14075 | |
| Sister M. Patricia Dombrowski F.S.S.J. | 5286 South Park Ave Hamburg, NY 14075 | |

# Petition to the Hamburg Town Planning Board:

**We the undersigned oppose the building of an 80x100 foot auto-repair garage on the vacant wood lot between the New York State Thruway and 4962 South Park Avenue for the following principal reasons:**

1) **Traffic safety:**
   ***The driveway will be placed approximately 100 feet from the guard rail of the Thruway bridge. For cars exiting the drive the view of oncoming north bound traffic on South Park is obscured by the bridge railing and the guard rail.**
   ***North bound cars on South Park can not clearly see cars exiting the drive till they are almost off the bridge.**
   ***Also it is right where the south bound lanes on South Park converge to one lane which will make it difficult for cars entering or exiting the drive.**
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| NAME | ADDRESS AND PHONE | SIGNATURE |
|---|---|---|
| LaLaine Podkulski | 4332 McKinley Hamburg | LaLaine Podkulski |
| Steven Podkulski | 4032 Bigtree Rd Hamburg | Steven Podkulski |
| MAtthew Podkulski | 4032 Bigtree Rd Hamburg | Matthew Podkulski |
| William Sauer | 5173 Tanglewood Drive | William Sauer |
| Duane Withey | 4581 South Park Ave. | |
| Bud Hesse | 4415 South Park Ave | Bud Hesse |
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# Petition to the Hamburg Town Planning Board:

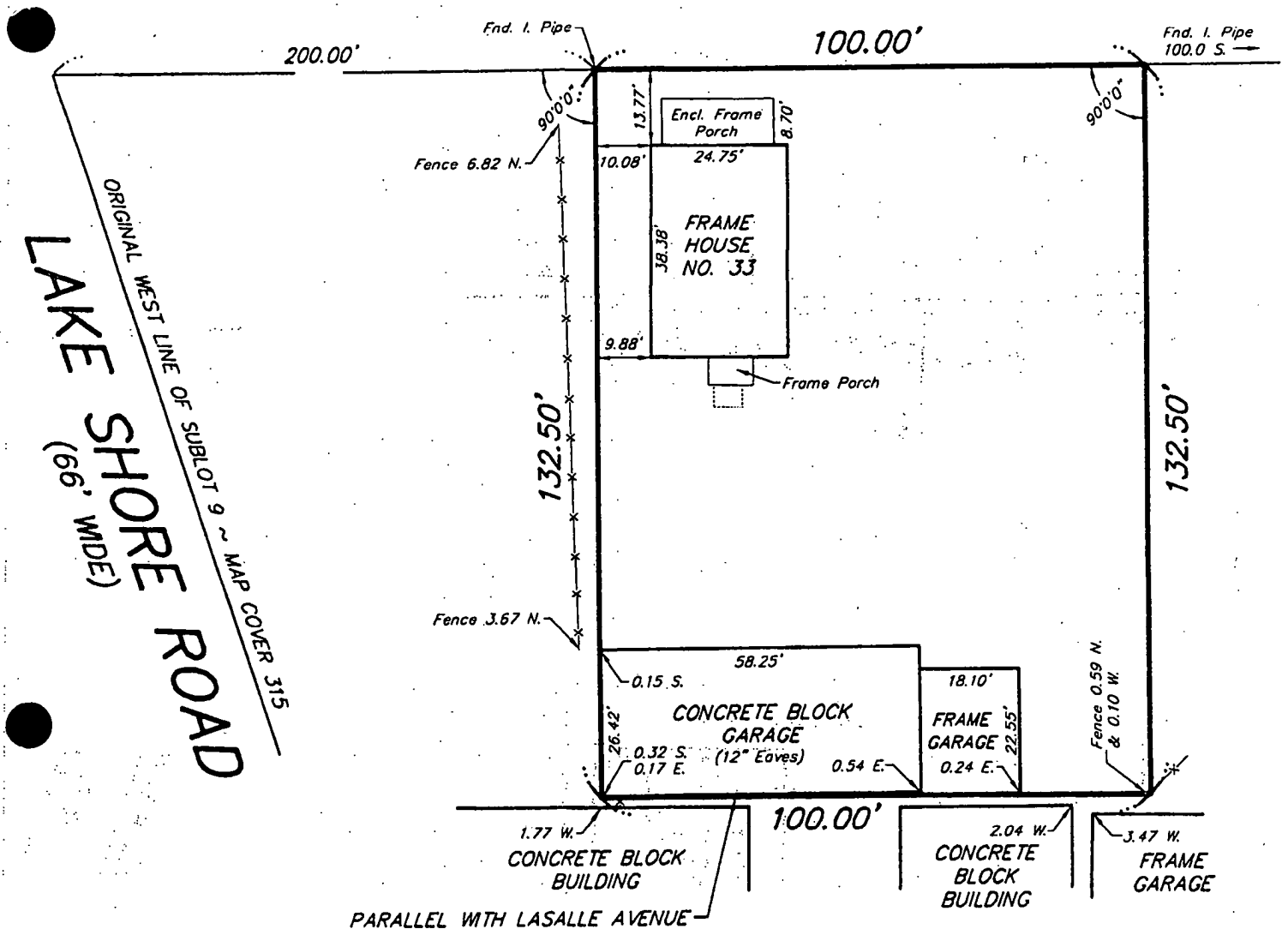
**We the undersigned oppose the building of an 80x100 foot auto repair garage on the vacant wood lot between the New York State Thruway and 4962 South Park Avenue for the following principal reasons:**

1) **Traffic safety:**
   ***The driveway will be placed approximately 100 feet from the guard rail of the Thruway bridge. For cars exiting the drive the view of oncoming north bound traffic on South Park is obscured by the bridge railing and the guard rail.**
   ***North bound cars on South Park can not clearly see cars exiting the drive till they are almost off the bridge.**
   ***Also it is right where the south bound lanes on South Park converge to one lane which will make it difficult for cars entering or exiting the drive.**
   ***Increased traffic around bridge and possible congestion on the bridge from cars trying to turn into the drive.**
2) **A large warehouse type building will be incompatible with the surrounding residential homes and be a detriment to adjacent property and adversely effect property values.**
3) **There are also varied additional reasons, such as: the increased potential for toxic hazards and concern of environmental problems from storm runoff and the septic system, drainage problems for the adjacent properties and the Thruway, increase of noise and fumes, standing or junk cars, loss of green space, etc.**

| NAME | ADDRESS AND PHONE | SIGNATURE |
|---|---|---|
| ELAINE GRANICA | 4962 S. PARK AVE. 649-2856 | Elaine Granica |
| EUGENE DLUGONSKI | 4954 S PARK AVE 649-0927 | Eugene Dlugonski |
| Renee Dlugonski | 4954 So Park Ave 649-0927 | Renee Dlugonski |
| MURIELLE Dlugonski | 4954 So PARK AVE 649-0927 | Murielle Dlugonski |
| Tom Morgan | 4950 South Park Ave H 648-6281 | Thomas Morgan |
| Scott Norwood | 4215 Howard Rd 649-1655 | |
| DAVID SCOTT | 27 NORTH DR. 713 3564 | David E. Scott |
| Patricia Schizel | 4227 Howard Rd 649-8150 | |
| Dan Schneer | " " " " | |

# LASALLE (100' WIDE) AVENUE

(LA SALLE AVENUE)
(LAKE VIEW AVENUE)




INSTRUMENT(S) UTILIZED IN DETERMINING LOCATION OF BOUNDARY LINES: HEAD OF SEARCH

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED IN SAID ABSTRACT.

NOTE: PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.

NOTE: THIS SURVEY WAS PERFORMED UNDER SEVERE SNOW AND ICE CONDITIONS.

I HEREBY STATE TO: David Jaworski, Esq. (CLIENT) THAT THIS SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT STANDARD FOR LAND SURVEYS ADOPTED BY THE ERIE COUNTY BAR ASSOCIATION.

FRANCIS C. DELLES NYSPLS No. 050477

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**Millard, MacKay & Delles**
LAND SURVEYORS, LLP
150 AERO DRIVE
BUFFALO, NEW YORK 14225
PHONE (716) 631-5140 ~ FAX 631-3811

AMEND:

SURVEY DATE: 3-4-05

©DRAWING DATE: 3-7-05

SCALE: 1" = 30'

"ALL RIGHTS RESERVED"

PART OF SUBLOT 9 ~ MAP COVER 315

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FILE No. 159.18-3-

# 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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KATHLEEN COURTNEY HOCHUL
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THOMAS J. QUATROCHE, JR.

Town Engineer
GERARD M. KAPSIAK, 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 : 5/18/05

SUBJ : 5/18/05 PLANNING BOARD MEETING AGENDA
Proposed Auto Shop - South Park Avenue at NYS Thruway

The following are review comments on a site plan dated 3/30/05 and last revised on 4/11/05:

(1) The site is located in the South Park Overlay District.

(2) Note on the plan that a New York State Dept. of Transportation (NYSDOT) permit is required for work within the South Park Avenue highway right-of-way. We are unable to approve these plans prior to NYSDOT review and approval of work on their right-of-way.

(3) The site Landscape Plan is to be approved by the Planning Board.

(4) The septic system is to be approved by the Erie County Health Department (ECHD). We are unable to approve these plans prior to ECHD review.

(5) Show the fence along the entire length of the New York State Thruway (NYSTW) property boundary, as required by the Thruway Authority.

All comments are to be satisfactorily addressed for approval.

Gerard M. Kapsiak, P.E.
Town Engineer

Richard J. Lardo
Principal Engineer

South Park Garage Continued

meet the C-2 zoning requirements, (or receive a variance), meet the South Park Overlay requirements, and meet the requirements of the Town's Special Use permit. The project appears to meet the requirements of the C-2 zoning district. For the South Park Overlay, which includes objectives relating tod traffic safety and aesthetic and character improvements, the project will need "work" to meet these requirements, (especially relating to the aesthetic and character improvements. Issues include: Preservation of existing trees and buffers, detailed landscaping plan, architectural requirements. The Town' s Special Use permit requires the applicant to meet general standards and specific standards for that particular Special Use Permit use. In the case of automotive repair facilities, the specific requirements include separations of 200 feet to any residential district boundary (nearest) residential boundary is over 300' away across the NYS Thruway), and requirements for gasoline pumps and tanks.

The general provisions include issues dealing with health, safety and welfare, character of the neighborhood and public convenience and welfare. The most difficult issue for this project is the provision that; "(3) will not alter the essential character of the neighborhood nor be detrimental to the residents thereof."

The Planning Board must consider all of these issues in their decision, and a rational basis of their decision must be made. At this time, you could make a decision, Positive Dec the project under SEQR, or ask for additional information or changes.

Mr. Reilly explained further that this is a difficult area, as everything north of the Thruway is commercial. The residences are legal, non-conforming uses that have been that way for 20 years. Perc tests have been done. There is standing water on the property. Yet it is not considered a wetland and there are no hydric soils. The higher ground drops and raises back up to the Thruway. A design system for retention is required to deal with the run off. Proper engineering can solve the problem. Approval of the septic is required with calculations. The run off cannot make conditions worse for neighboring properties. Water detention is to be drained towards the Thruway.

Mr. Bob Reynolds stated that this is a steel structure that does not appear to fit in with the neighborhood. Also, a smaller building size would look better.

Mr. Reilly noted that car repair shops tend to be a problem. The question is, if l0 parking spaces are allowed, how does one stop 25 cars being placed on the lot. It is difficult enforcing the code in these situations. I suggest landscaping for the entire front area.

Mr. Allen responded that the parking will be funneled towards the back of the building, as they are allowed 85% coverage of the property. With 4 bays, there will be l0 parking spaces. Approximately 6 employees are anticipated. The dumpster will be moved to the back of the property.

Mr. Reilly stated that this project will be detrimental to the neighbors and a smaller building would be more practical. The possibility exists for 6 mechanics, with the potential for a lot of cars stacked up. Once trees are removed, this will affect the neighbors, especially during the summer

months when the doors are open. Also, there is concern about the hours of operation. It is one thing to operate from 8:00 a.m. to 5:00 p.m., but if it runs to 11:00 p.m. at night, this is not acceptable.

Mr. Reynolds cited problems with the traffic on South Park Avenue and coming over the bridge, and would like to see the curb cut permit from the N.Y. State Dept. Of Transportation.

Chairman Koenig read two letters into the record. The first is from Richard Pinkowski of Hilbert College. Second letter was read into the record from Irene Granica of 4962 South Park Avenue, adjacent neighbor. See Attachment.

Elaine Granica of 4962 South Park Avenue, adjacent neighbor, spoke in opposition to the project. A petition was presented from the neighbors who are opposed. See attachment.

Also included is Bobbie Kagle, Real estate broker's opinion, on future sale of residential properties. (See attached).

Miss Granica continued with concerns as to the devaluation of their property, and aesthetics and affect on the small community of residential homes. The size of this repair garage will stand out. There is no way that it will blend in with the existing neighborhood properties. As far as traffic safety is concerned, it will be difficult getting in and out. She would like to see a copy of the DOT permit on the curb cut. With the curb cut, it will be difficult to see over the bridge. On northbound and southbound traffic the bridge is reduced to one lane with a blind spot near Beetow. Elaine Granica would like to see a traffic safety assessment of the corridor, as well as a site distance analysis. (Site plan to be forwarded to the Town of Hamburg Traffic Safety Board, which meets the first week of June).

The next concern relates to drainage and the septic system. This property is continuously wet and has been swampy for many years. Elaine would like to see the approval from the New York State Thruway Authority. The land is poorly drained. We realize that this site is not considered a wetland as it is under the 12.4 acre requirement. There is standing water most of the growing season. The plants that are on the property are conducive to wetland inclinations. Even though the soils are not considered to be hydric, she would like to see an Environmental Impact Study submitted. There are concerns of storm water run off, as well as gasoline, oil and grease that is common to a car repair shop. This has a potential to be a toxic hazard. Will the run off be too much to handle on the septic system. We are concerned about flooding on our properties, as well as an increase in noise and fumes from cars.

It was explained that there will be an underground detention system and the size of piping is determined by the Engineering Department. Mr. Reilly explained that calculations must be submitted with an extensive Engineering review. Grease and oil will be maintained by a separator.

Mrs. Irene Granica stated that this structure will be 20' from her back door. If this is approved, she would like to see a 7' wood stockade fence constructed to block out the view of this

garage. Concern was also expressed about some of the trees on the property such as oaks, chickory, and red oak.

Board members noted that input will be required from the Big Tree Fire Department for access in case of fire. Also, the Conservation Board will be asked to do an on site of the property.

Mr. Al Kopec, resident of Orchard Park, stated concern about water breaks. He would like the Department of Health to review this application.

Ms. Granica noted concern about the stacking of school buses across the bridge on South Park.

Mr. Tom Moran, neighbor 3 doors down, noted that his back yard is like a lake. He has been a resident for 27 years. In the beginning, the area was quite rural with little traffic. He still has ditches in front of his home. To drive on Route 20 is a challenge. Also, now that the casino is located at the Fairgrounds, there is more traffic. Traffic during the Erie County Fair is also horrendous.

Gloria Corsetti, resident of South Park Avenue, stated concerns about the water lines and pressures. She asked how much water will they use daily? Response is that the septic system is designed for a 4 bedroom home, and uses 450 gallons per day. There will be lavatory facilities on site.

Mrs. Tom Granica, resident of South Park Avenue, spoke about the aesthetics of a steel building. A smaller building would be more acceptable. Also, what happens if the business fails–there will be another vacant building in Hamburg. How will lighting be addressed? Response: Wall pack units will be in place. What about signage? Response: Non-illuminated Ground signs will be required.

Betty Drozd, resident of South Park Avenue, spoke in opposition to the application citing traffic congestion and the closeness of the structure to her aunt's property. Could the code be re-written to accommodate a larger property distance in consideration of the character of the neighborhood.

Mr. Reilly noted that he will discuss the matter with Kurt Allen, Supervisor of Building Inspection to have the Zoning Board consider an interpretation on this matter.

Abe Christian, Supt. Of Immaculata Academy spoke as to the student population. At the present time, there are 16 buses in and out. There is usually a line across that bridge. What if parents decide that the nature of the neighborhood has changed and that they will not send their students to Immaculata, and that would be a shame.

Kathy Owczarczak, resident of Orchard Park, and visitor to her aunt's home spoke about the path in the back that is used for hiking. The vacant parcel is entirely wooded and clearing of the

trees will destroy the pathway and nature walk. She spoke of concern as to the hours of operation, and the storing of cars overnight. Is there any assurance when work ends. What type of security will be provided

Mr. Dan Kopec, of Orchard Park, stated concern of entering and exiting the driveway. Also, what is the future plan for the widening of South Park. What will be done with the bridge?

Mr. Joseph Granica asked as to how the property could be rezoned back to residential. Mr. Reilly responded that rezoning in the future could be considered. An N-C district allows small business and is restrictive on size. However, that cannot apply in this instance as application has been made for this garage. If taken to court, the Town would lose.

Motion was made by Mr. Phillips, seconded by Mr. Reynolds to Table for further review at the Work Session of June 1, 2005. Carried. In the meantime, more information is needed from DEC, DEP, Erie County Health, Big Tree Fire Department, the Conservation Board, the NY State Thruway, Traffic safety, and the Zoning Board for interpretation of the possibility of increasing the side property line requirement to a residence. Carried.

Motion was made by Mr. Phillips, seconded by Mrs. Yerkovich to establish Lead Agency status for input from other agencies. Carried.

**Hickey Farms Project - South Park and Big Tree**

Mr. Mark Trammel appeared before the Planning Board on his proposed development for apartments and single family dwellings to be located on South Park & Big Tree Road. Revised site plans have been submitted. However, no review has been done as the drawings just came in. The final delineation of the wetlands has been completed. The wetland area has increased, but will be avoided.

Mr. Trammel also spoke to Deputy Alessi and Mr. Rubin and the interceptor is not going to be an issue. The variance is still required. Motion was made by Mr. Phillips, seconded by Mrs. Yerkovich to Table. Carried.

**McKenzie's Rezoning for a parking lot from R-2 to W-C, waterfront commercial.**

A representative from McKenzie's appeared before the Planning Board on a rezoning petition from R-2 to W-C for an expanded parking lot for McKenzie's Restaurant.

Motion was made by Mr. Phillips, seconded by Mr. Reynolds to forward a favorable recommendation to the Town Board for the rezoning of the parcel from R-2 to W-C. This will not be detrimental to the neighborhood, but rather an improvement to the area. Carried.

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Supt. of Highways
JAMES F. CONNOLLY


TO: Planning Board

FROM: Engineering Dept.

DATE: 5/18/05

SUBJ: 5/18/05 PLANNING BOARD MEETING AGENDA
Hickey Farms Senior Apartments - Big Tree Road/South Park

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

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

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

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

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

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

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

All comments are to be satisfactorily addressed for approval.

Gerard M. Kapsiak, P.E.
Town Engineer

Richard J. Lardo
Principal Engineer

**State Environmental Quality Review**
**NEGATIVE DECLARATION**
**Notice of Determination of Non-Significance** Date: 5-4-05

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

The Hamburg Planning ~~Board~~ 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:** Hickey Farms Housing Project

**SEQR Status:** Type I

Location: Southeast corner of South Park & Big Tree Rd.

**Description of Action:** The project involves the construction of 9 bldgs. (92 units) of standard res.apts.,11Sr.hsg bldgs.(198 units,garages,office, clubhouse,maint.bldg.,parking areas, roadways and associated utilities,stormwater systems and other related improvements.

**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:
-construction will not take place on slopes greater than 10 per cent, in areas of high groundwater, or in areas with depth of bedrock less than 5 feet.
-construction will take place over a period of 18-24 months, and will be controlled by construction fences. Erosion and sediment control plans, and will be staged.
-the floodway will be impacted by a utility crossing, but no building construction will take place within the floodway.

Impact on Water:
-the project has been designed to minimize the disturbance of the 7 acres of federal wetlands on site (less than 0.1 acres will be permanently disturbed. Wetland areas along the creek itself have been proposed to be protected by dedication to the Town or a Conservation easement.
-The project when built out will use over 100,000 gallons per day of water and discharge similar quantities of wastewater. Project changes have resulted in the wastewater being discharged to an existing ECSD#3 trunk sewer with adequate capacity. Existing water facilities are sufficient to supply adequate water flows and pressures.
-The floodplain in the area will be avoided, except for the installation of utilities.

Impact on Water (Continued):

-Drainage design is being done to State and Town requirements, and stormwater detention will prevent peak run-offs from increasing and reduce water quality impacts (stormwater pollution prevention plan in accordance with NYSDEC Gen.Permit #GP-02-01 regulations.

-The project will avoid any drainage impacts to the railroads drainage system.

Impacts on Plants and Animals:

-The project will not affect any threatened or endangered species.

-The project will preserve the creek and wetlands habitats, permanently preserving 20 acres of land.

Impact on Historical and Archaeological Resources:

-The NYS office of Parks, Recreation and Historic Preservation has determined that the project will not substantially impact any historical or archaeological resources.

Impact on Open Space and Recreation:

-The project will impact open space within the Town, but will preserve the part of the site called out as important open space–the Rush Creek corridor and wetlands areas. Recreational opportunities will be improved by an offer for dedication of lands to the Town, on-site recreational opportunities, and active play areas and a clubhouse will be created.

Impact on Transportation:

-A traffic Impact Study was completed which determined that the project would not adversely affect the surrounding road system.

-The entrance on to South Park Avenue will be limited to "right in" and "right-out"only.

-The project is located along a NFTA bus route and the Senior Services Van will be coordinated with this site.

Impact on Public Health:

-Although the project is located along an active railroad line, the projects habitable buildings are located away from the tracks and screened by garages. The tracks at this location are low speed and will be protected from construction impacts and no drainage will be taken towards them.

Impact on the Growth and Character of the Community or Neighborhood.

-The project is in conformance with the Town zoning laws and the Town's Comprehensive Plan.

-The project will not have as many children as a normal R-3 development, and contains much less public improvements.

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

**For Further Information:**

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

**Attention: Andrew C. Reilly, Planning Consultant**

**Dated: 5-4-05**

# TOWN OF HAMBURG

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Supt. of Highways
JAMES F. CONNOLLY

May 19, 2005

To: The Town Board

Subject: McKenzie's Restaurant rezoning for expansion of the parking lot

At the Planning Board meeting of 5-18-05, a favorable recommendation is to be sent to the Town Board for the rezoning of property on LaSalle Avenue for an expansion of the parking lot for McKenzie's Restaurant from R-2, General residence, to W-C, Waterfront Commercial.

Public Hearing has been set for June 13th at 7:00 p.m.

Motion was made by Mr. Phillips, seconded by Mr. Reynolds to forward a favorable recommendation to the Town Board for the rezoning of the parcel from R-2 to W-C, Waterfront Commercial.

1. This will not be detrimental to the neighborhood but rather an improvement. Carried.

Very truly yours,

Town of Hamburg Planning Board

Gerard Koenig

Gerard Koenig, Chairman
Paul Eustace, Secretary

GK:tad

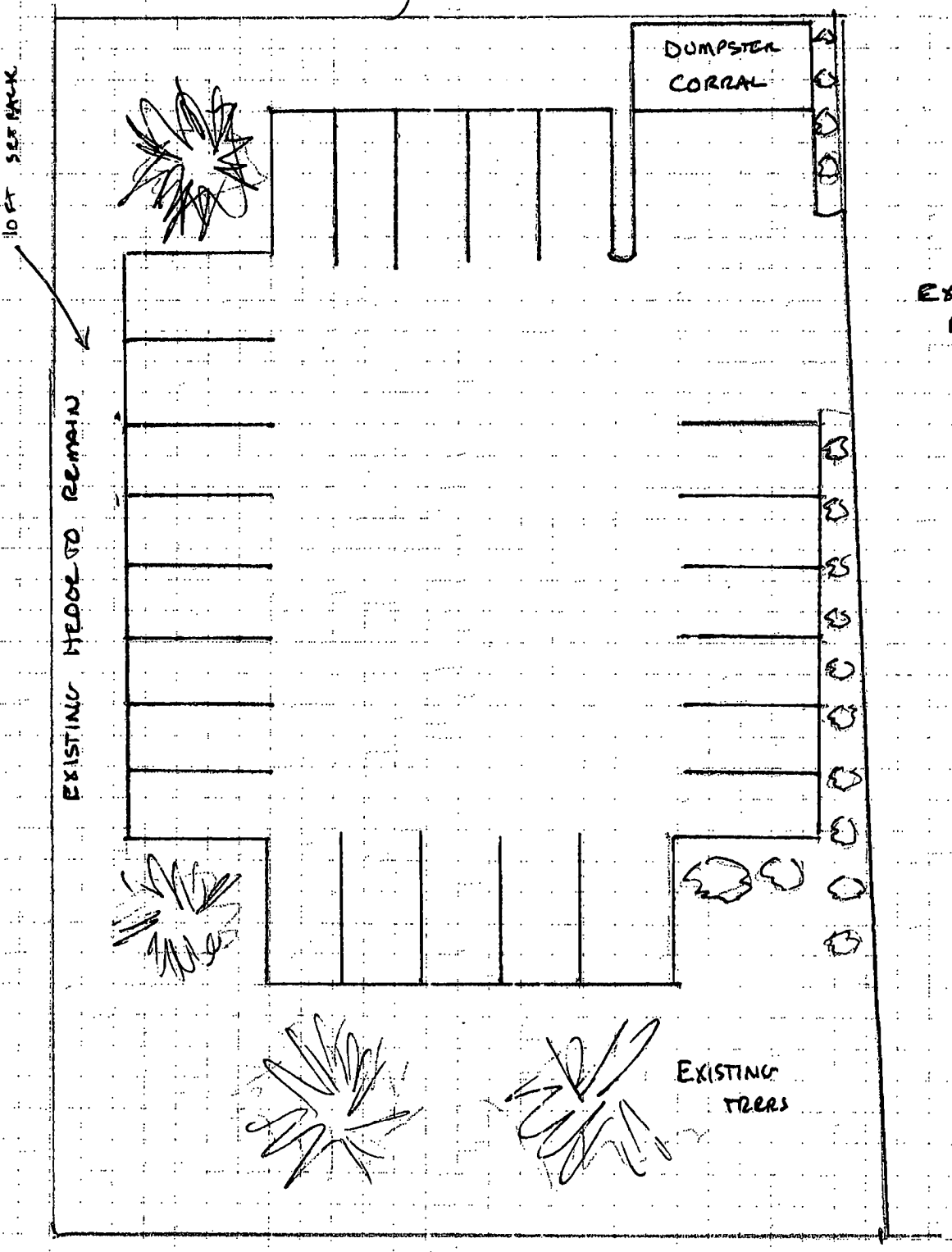
Attachment

R. Lordo

649-2522

McKenzie Rezoning

Presented at 5-18-05 mtg



**Fisher Warehouse Addition - 5699 Maelou Drive**

Messrs. Dan Vacanti, and Don McPherson appeared before the Planning Board on a proposed addition for Fisher Moving and Carting located on Maelou Drive. The addition will be used to store furniture for the moving company. Board members noted that the property should be cleaned up. The three tractor trailers are to be removed.

Engineering comments are attached.

Motion was made by Mr. Phillips, seconded by Mr. Eustace to issue a Negative Declaration for the project, approve the site plan contingent on implementation of Engineering concerns. Also, there is to be no outside storage and the parking lot is to be striped. Carried.

**Other Matters:**

Planning Board Tour of sites and subdivisions. Scheduled for June 8th at 6:30 p.m.

Motion was made by Mr. Phillips, seconded by Mr. Eustace to adjourn. Carried. Meeting adjourned at 10:00 p.m.

Respectfully submitted,

Paul Eustace, Secretary
Planning Board

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Supt. of Highways
JAMES F. CONNOLLY


TO : Planning Board

FROM : Engineering Dept.

DATE : 5/18/05

SUBJ : 5/18/05 PLANNING BOARD MEETING AGENDA
Fisher Warehouse Addition - 5699 Maelou Drive

The following are review comments on a site plan dated 4/20/05:

(1) A site plan for the original development of this project was previously approved by the Planning Board on 4/20/94.

(2) We performed an on-site inspection and determined that the area west of the building has been paved. This area was supposed to be a grass lawn area per the 1994 site plan. The curbed island at Maelou Drive is broken and needs to be replaced. There were also several tractor trailers parked on the property.

(3) Site landscaping is to be approved by the Planning Board.

(4) Roof drainage from the addition is to be conveyed to a storm sewer system. Show the downspout and conductor pipe locations.

All comments are to be satisfactorily addressed for approval.

Gerard M. Kapsiak, P.E.
Town Engineer

Richard J. Lardo
Principal Engineer

May 10, 2005

To: Hamburg Planning Board

From: Planning Department - Andrew Reilly

Re: May 18th, 2005 meeting

The following are the Planning Departments general comments on the Agenda items for the May 18th meeting:

1. Spruce Ridge Subdivision - Public Hearing

-The project is a 4 lot minor subdivision, that has been "held up" due to issues with past lot splits (not approved by the Planning Board).

- If the applicant has not resolved this issue, we cannot proceed with any approvals

2. South Park Garage - Public Hearing (Special Use Permit)

-The project requires a Special Use Permit and site plan approval.

-The applicant and consultant have worked to address zoning and engineering issues (number of parking spaces, setbacks, septic system, drainage, etc.). The plan has reached a point that we have scheduled a Public Hearing. Some local residents have already expressed their concerns about the nearness to residential properties, noise, odors, aesthetics, drainage, etc.

-The Planning Department continues to be concerned about the aesthetics of the building and the placement of cars outside the parking areas (area behind the building).

-With input from the public, the Planning Board should give direction tod the applicant on what revisions may be necessary to receive a Special Use Permit and site plan approval.

3. Hickey Farms Project - Site plan approval

-The project was given a Negative Declaration under SEQR, at the last Planning Board meeting.

-The applicant now is proceeding with completing site plans to gain his site plan approval.

-An outstanding issue is the potential County sewer line extension.

4. BFG Manufacturing - telecommunications tower - site plan

-The applicant is looking for site plan approval by the Planning Board.

-The outstanding issue is the sign off by the Penn Dixie site on the tower relocation.

If a new plan is completed that meets with the "ok" of the Penn Dixie representatives, we may be able to proceed.

5. McKenzie's rezoning request - recommendation

At the last meeting, the Planning Board requested a "plan" for this property prior to recommending the rezoning.

-A public hearing is being set by the Town Board for its first meeting in June.

6. Fisher Warehouse - site plan

-This application was reviewed at the work session and tabled for further information.

-The applicant will address the issues of: "what is stored in the building", and the aesthetics of the site (restrictions on what can be stored where, etc.)

7. Saxon Gasoline station and sub shop - site plan revisions.

-This project received conditional site plan approval at the work session meeting. The applicant has identified some problems with the plan and has asked to appear before the Board to get approval of the revised plan (issues of curbing and blacktop).

-The applicant is looking for site plan approval by the Planning Board.

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Supt. of Highways
JAMES F. CONNOLLY

May 13, 2005

To: John Farrell, Sr. Citizen Coord.
Town of Hamburg Sr. Ctr.
Sowles Road
Hamburg, NY 14075

Subject: Use of Sr. Citizen Van for Planning Board Tour on Wednesday, June 8th, 2005 at 5:00 p.m.

Once again, the Planning Board will be touring some of the sites of subdivision projects that have recently been built.

We are requesting the use of a Sr. Citizen van for 5:00 p.m. on that evening, 6-8-05.. We will just need to make arrangement for the keys and delivery of a van to the Town Hall parking lot.

Thank you

Town of Hamburg Planning Department

Gerard Koenig

Gerard Koenig, Chairman
Planning Board

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May 12, 2005

To: The Town Board & Planning Board

Subject: Draft of issues to be added to the Scoping document

Attached is a draft of the issues to be added to the document for the Burke Business Park, to be located on Southwestern Blvd.

For your information.

Very truly yours,

Town of Hamburg Planning Department

Andrew C. Reilly

Andrew C. Reilly, P.E. AICP
Planning Consultant

ACR:tad

**Burke Business Park**
**Southwestern Blvd.**

**Draft**

**May 12, 2005**

**Specific Issues to be added to the Scoping Document**

Impact on Land

(A) Evaluate the impact of this large, multi-phased project on this approximately 30 acre property.

-Identify potential phasing scenarios
-Identify the soil conditions in the area and how they may impact construction. Will topsoil be needed to be brought to the site?
-How will the impacts of long term construction be mitigated?
-Identify the maximum disturbance areas.

Impact on Water

(A) Evaluate the impacts of this project on the water system.
-What improvements will be necessary?
-What fire demands will be needed, and what peak hour demands will occur?
-What is the thresholds of flows that would cause additional components tod be made (what would they be)?

(B) Evaluate the impacts of this project on the sewer system.
-What improvements/agreements will be necessary?
-What are the ranges of flows that can be expected from the project?
-Are there thresholds or maximums that would result in additional improvements be necessary?

©) Evaluate the impacts of the project on the stormwater system.
-Complete a drainage study to Town and State (SPDES) standards.
-What stormwater facilities will be necessary and where may they be placed.
-Provide calculations and potential improvements for the range of development that could occur.
-How will this project affect the school property?

Impact on Aesthetics Resources

(A) Evaluate the impacts of the project on the aesthetics of Southwestern Blvd. And South Park Avenue (both have zoning overlays that focus on aesthetics), and the residential housing in the area.

-Provide perspectives/photo simulations of the appearance of the project from

Southwestern , South Park, Bayview and the residential neighborhood.
-What mitigations could be provided to mitigate potential impacts: streetscaping, landscaping, architectural/requirements, limitation on uses, size of buildings, no outdoor uses, etc.

Impact on Transportation

(A) Evaluate the impacts of the project on the transportation systems in the area.
-Complete a TIS to NYSDOT standards.
-Evaluate whether a connection road through the site from Southwestern to Bayview is the best alternative and if it is, its best layout.
-Evaluate the creation of an additional access point on Southwestern. Strongly consider the alternative of no further curb cuts.
-Evaluate the usage of this road by the school.
-Provide different count generation numbers for the site. What threshold will require transportation improvements? When will a light be necessary.
-How is this project affected by the improvements planned for Southwestern?

-Identify the scenarios (if there are any) for road development (private, public, phasing, etc.)

Impact on Energy

(A) Evaluate the impact of the project on the energy system.
-What are the range of energy demands (gas, electric)?
-Are there any thresholds to this supply?

Noise and Odor Impacts

(A) Evaluate the noise and odor impacts of this project.
-What are the existing noise levels at the school and the residential neighborhood?
-What will be the construction noise and odor impacts be to the school and neighborhood.
-Should any uses be restricted from this site due to potential noise or odor problems?

Impact on Growth and Character of the Community

(A) Evaluate the impacts of this project on the growth and character of the community.
-Evaluate the need for restricting uses and the size of structures to help mitigate impacts to the character of the area.

-Will any uses or size of structures create a greater need for community services (police, fire, EMS, etc.).
-Evaluate the impacts of the uses that could be placed on this site on the school property.

Alternatives

1. Development under present zoning.
2. Alternative layouts, number and size of buildings.
3. No action.

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